

1984 COMMUNITY PROFILE

<u>Education</u>	<u>schools</u>	<u>enrollment</u>	<u>teachers</u>	<u>teacher/pupil ratio</u>
Elementary	<u>6</u>	<u>660</u>	<u>46</u>	<u>1:14</u>
Jr. High Schools	<u>1</u>	<u>310</u>	<u>24</u>	<u>1:13</u>
High Schools	<u>2</u>	<u>439</u>	<u>37</u>	<u>1:12</u>
Colleges	<u>Sheridan Community College - 35 miles</u>			

Private and Parochial: 1 Vo-Tech: 1 (Sheridan) Libraries: 1 Total Volumes: 15,000

Day Care Centers: 2 Churches: 18 Catholic: 1 Protestant: 14 Jewish: 3 Other: 3

Commercial: Shopping centers: 2 Department stores: 2 Hotels: 1 Total Rooms: 16

Motels: 15 Total Rooms: 248 RV Parks: 3 Total Spaces: 248

Convention Facilities: 1 Capacity: 200

Financial Institutions: Banks: 4 Savings & Loans: 1 Finance Companies: 1 Credit Unions: 1

Medical Facilities: Hospitals: 1 Beds: 44 Clinics: 1 Beds: 1 Nursing Homes: 1 Total Rooms: 1

Doctors: 5 Dentists: 3 Ambulance Services: 1

Communications: Newspapers: Buffalo Bulletin Daily: 1 Weekly: x

Radio Stations: am: 1 fm: 1 public: 1 Cable TV: Yes (x) No ()

Channels: 10 Telephone service: Mtn. Bell Telegram service: 1

Post Offices: 1 Class: First Class

Recreation: baseball fields: 5 tennis courts: 4 swimming pools: 2 golf courses: 1 - 18 Hole

auto race tracks: 1 bowling: 1 soccer fields: 4 volleyball courts: 1

skating rinks: 2 indoor movies: 1 outdoor movies: 1 YMCA 1 YWCA 1

Number of parks: 2 Total acres: 1 Other: 1

Area Attractions/Distance: Lake DeSmet - 8 miles; Fort Phil Kearney - 14 miles;

Big Horn Mountains - 5 miles

Cultural Attractions: Amateur Theatre; Art Gallery; Big Horn Wildlife Museum;

Jim Gatchell County Museum

HOUSING

County Occupancy Characteristics of Housing Types, 1983

	Occupied Units			Vacant Units For Sale or For Rent		
	Total	Owner	Rental	Total	Owner	Rental
Single Family	<u>1,858</u>	<u>1,700</u>	<u>158</u>	<u>88</u>	<u>81</u>	<u>7</u>
Mobile Home	<u>479</u>	<u>415</u>	<u>64</u>	<u>23</u>	<u>20</u>	<u>3</u>
Multi-family	<u>140</u>	<u>11</u>	<u>129</u>	<u>7</u>	<u>1</u>	<u>6</u>
Other	<u>20</u>	<u>0</u>	<u>20</u>	<u>1</u>	<u>0</u>	<u>1</u>

TAXES

(Local)

Assessed Valuation: City: \$9,323,945 County: \$119,548,547

Tax Levy (mills) City: 17.3 County: 14.2 School: 45.0 Special Districts: 1

Property Taxes: City: \$8.40/\$1,000 County: \$6.55/\$1,000 Corporate and private properties assessed at 25% of 1967 replacement cost.

Sales/Use Tax: 4% Motor Vehicle Registration: State fees range \$5 to \$15. County fees calculated

at % of factory price adjusted by year of production. Special fuel powered pay \$50 extra. Wyoming has titles, no inspection.

(State)

Workmans' Compensation Rate: First 12 months \$10 one time fee, plus 5% of total gross wages. Thereafter, the rate could be either 4½, 1¾ or 1% depending on an employer's account balance.

Unemployment Compensation Rate: New employers for the first 24 months pay 5.4% plus any adjustment factors on a taxable wage base of \$9,525. Thereafter, employers are eligible for a computed, or reduced rate — 2.7 to 5.4%.

NO PERSONAL INCOME TAX
NO CORPORATE INCOME TAX

UTILITIES

Electricity: Suppliers: Pacific Power & Light Co. Distributors: Same
Pacific has a significant surplus of energy through 1988
max. generating capacity: N/A peak load: _____ major energy sources: _____
industrial rates: (^{02/}₈₄) \$0.0331/KWH
Natural Gas: suppliers: Montana-Dakota Utilities Distributors: Same
max capacity: N/A (mcf) peak demand: 2.775 (mcf) rating: 1040 Btu/cf
industrial rates: () \$3.3441 per MCF, Minimum Charge - \$150.00
Water: supplier: City of Buffalo sources: Clear Creek
max. daily capacity: 2.6 M (GPD) _____ (GPM) peak daily demand 3.1 M (GPD)
ground storage: 12.5 M (gals.) overhead storage: _____ (gals.) hardness of water: _____
industrial rates: () 20 M gal. - \$10.00, next 20 M gal - 20¢/1,000, next 10 M gal. - 25¢/1,000
Sewer: treatment plant: Treatment plant with aerated lagoons capacity: 2 (MGD)
present load: 40% cap. (MGD) solid waste disposal: Yes (x) No ()
Other Fuels: oil, propane, coal

TRANSPORTATION

Highways: I-25; I-90; U.S. 16
Railroad: Burlington Northern, Sheridan - 35 miles passenger service: Yes () No (x)
Trucking: Firms/distance to nearest terminal Salt Creek Freightways; Edson Express;
Barber Transportation - all local firms
Airport: Buffalo Municipal Airport
Runway length: 4,500 ft. Type of surface asphalt lights/tower: Yes (x) No ()
Airlines serving area: _____
Daily flight: Yes () No () shuttle service: Yes () No () Fixed Base Operators/Air Taxi: Yes
Parcel service: United Parcel Service Distance to terminal: local
Bus service: Trailways Local: Yes (x) No ()

LABOR ANALYSIS

Radius of labor drawing area (miles): 70 Available work force: 3,829

Unemployment rate: (07/83) 5.8 %

Distribution of labor force - Covered Employment ()

	No. Firms	No. Emp.	Avg. Weekly Wage
Agriculture, Forestry & Fisheries	<u>76</u>	<u>834</u>	<u>\$221.20</u>
Mining	<u> </u>	<u> </u>	<u> </u>
Construction	<u>40</u>	<u>170</u>	<u>\$431.70</u>
Manufacturing	<u>12</u>	<u>82</u>	<u>\$298.69</u>
Trans. Comm. & Utilities	<u>19</u>	<u>83</u>	<u>\$341.91</u>
Wholesale Trade	<u>16</u>	<u>54</u>	<u>\$251.40</u>
Retail Trade	<u>69</u>	<u>465</u>	<u>\$205.20</u>
Finance, Insurance, Real Estate	<u>21</u>	<u>108</u>	<u>\$252.20</u>
Services	<u> </u>	<u> </u>	<u> </u>
Public Administration	<u>12</u>	<u>141</u>	<u>\$213.31</u>

Major Industry/Resources tourism, agriculture, cattle and sheep production, petroleum

Major Employers	Product	No. Employees
<u>Stafford Well Service</u>	<u>oil service</u>	<u>50</u>
<u>Reeves, Inc.</u>	<u>construction</u>	<u>50</u>
<u>Ross Construction Company</u>	<u>construction</u>	<u>34</u>
<u>Texaco</u>	<u>petroleum</u>	<u>28</u>
<u>Shell Oil Company</u>	<u>petroleum</u>	<u>11</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

AVAILABLE INDUSTRIAL PROPERTIES

Name	Acreage Avail/Occ'd	*Improvements
<u>Park West</u>	<u> </u>	<u>E,W,S, & RO</u>
<u>Anderson Addition</u>	<u> </u>	<u>E,G, & RO</u>
<u>Hilltop Acres</u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

*E-Electric, G-Gas, W-water, S-sewer, RO-roads, RR-rail

LOCAL CONTACTS

Buffalo Chamber of Commerce
Box 927
555 North Main St.
Buffalo, Wyoming 82834
(307) 684-5544

STATE CONTACTS

Industrial Development Division
Barrett Building, 3rd Floor
Cheyenne, WY 82002
(307) 777-7285

JOB SERVICE



Elevation _____

58885-2(u) A
CASPER

, WYOMING

1984

COMMUNITY PROFILE

LOCATION

Nearby Cities/Distance

Denver 275 Salt Lake City 403 Phoenix 972 Seattle 1094
San Francisco 1155 Dallas 1048 Omaha 616 Los Angeles 1104

POPULATION

	<u>City</u>	<u>County</u>	<u>Growth Rate</u>
1970	<u>39,361</u>	<u>51,264</u>	
1980	<u>51,016</u>	<u>71,856</u>	<u> </u> %
1982	<u>55,060</u>	<u>73,000</u>	<u> </u> %

CLIMATE

Temperature: Annual Average 44.7 Monthly Average (January) 20.1 (July) 70.7

Precipitation: Annual Average 20.48 in Humidity: Annual Average 64%

Annual Average Rainfall N/A Annual Average Snowfall 137.6

Prevailing Winds: Annual Average 13.0mph Direction Usually southwest

Sunshine Days: N/A Average Growing Season: 130 days

GOVERNMENT

Type: City Council/Manager

Police Personnel: 129 Fire Personnel: 97

2 squad trucks, 1-85ft. aerial ladder,

Fire Equipment: 6 first line pumpers, 1-90ft. elevating truck, Insurance Rating: 4

Extra Police & Fire Service Provided By: Evansville and Mills

Planning Commission: Yes (☒) No (☐) Industrial Plan Approval: Yes (☒) No (☐) Zoning Regulations: Yes (☒) No (☐)

Industrial Revenue Bond Financing: Yes (☒) No (☐) IRB Limit: \$5 million Repayment Period: Flexible Yes

COMMUNITY SERVICES

<u>Education</u>	<u>schools</u>	<u>enrollment</u>	<u>teachers</u>	<u>teacher/pupil ratio</u>
Elementary	<u>25</u>	<u>8,168</u>	<u>456</u>	<u>1:18</u>
Jr. High Schools	<u>3</u>	<u>2,932</u>	<u>208</u>	<u>1:14</u>
High Schools	<u>2</u>	<u>2,735</u>	<u>204</u>	<u>1:13</u>
Colleges	<u>2</u>	<u>4,514</u>	<u>185</u>	<u>1:24</u>

Private and Parochial: 575 Vo-Tech: 0 Libraries: 2 Total Volumes: 171,642

Day Care Centers: 16 Churches: 70 Catholic: 6 Protestant: 3 Jewish: 1 Other: 60

Commercial: Shopping centers: 7 Department stores: 326 Hotels: 1 Total Rooms: 43

Motels: 34 Total Rooms: 2,120 RV Parks: 5 Total Spaces: 255

Convention Facilities: 5 Capacity: 3,000; 2,000; 1,630; 990; 300

Financial Institutions: Banks: 10 Savings & Loans: 4 Finance Companies: 17 Credit Unions: 8

Medical Facilities: Hospitals: 1 Beds: 282 Clinics: 1 Beds: 0 Nursing Homes: 2 Total Rooms: 274

Doctors: 95 Dentists: 44 Ambulance Services: Natrona County Memorial Hospital
Casper Journal twice weekly 5,000

Communications: Newspapers: Casper Star-Tribune Daily: 37,824 Weekly: _____

Radio Stations: am: 3 fm: 4 public: 0 Cable TV: Yes (X) No ()

Channels: 2 local Telephone service: 2 Telegram service: 1

Post Offices: 3 Class: _____

Recreation: baseball fields: 8 tennis courts: 14 swimming pools: 5 golf courses: 3

auto race tracks: 1 bowling: 4 soccer fields: 0 volleyball courts: 3

skating rinks: 2 indoor movies: 8 outdoor movies: 2 YMCA 1 YWCA 0

Number of parks: 37 Total acres: 1,520 Other: _____

Area Attractions/Distance: Independence Rock 60 miles, Hells' Half Acre 45 miles,
Natural Bridge 35 miles,

Cultural Attractions: Nicolaysen Art Museum, Werner Wildlife Museum, Pioneer,
Fort Caspar, Oregon Trail Art Gallery, Westwind Art Gallery.

HOUSING

	County Occupancy Characteristics of Housing Types, 1983			Vacant Units For Sale or For Rent		
	Occupied Units					
	Total	Owner	Rental	Total	Owner	Rental
Single Family	13,337	9,637	3,700	1,004	608	913
Mobile Home	2,627	1,898	729	198	79	119
Multi-family	4,244	3,067	1,177	319	128	193
Other						

TAXES

(Local)
 Assessed Valuation: City: \$139,899,546 County: \$497,049,904

Tax Levy (mills) City: 8.00 County: 12.50 School: 31.40 Special Districts: _____
 Same as assessed valuation

Property Taxes: City: _____ County: _____ Corporate and private properties assessed at 25% of 1967 replacement cost.

Sales/Use Tax: 4 % Motor Vehicle Registration: State fees range \$5 to \$15. County fees calculated
at % of factory price adjusted by year of production. Special fuel powered pay \$50 extra. Wyoming has titles, no inspection.

Workman's Compensation Rate: First 12 months \$10 one time fee, plus 5% of total gross wages. Thereafter, the rate could be either 4%, 1% or 1% depending on an employer's account balance.

**NO PERSONAL INCOME TAX
NO CORPORATE INCOME TAX**

Electricity: Suppliers: Pacific Power & Light Distributors: Pacific Power & Light
mega watts mega watts
max. generating capacity: 2,370 peak load: 150 major energy sources: coal
industrial rates: () 2.85¢ per kilowatt hour
Northern Utilities of Kansas Northern Utilities of Kansas
Natural Gas: suppliers: Natural Gas Distributors: Natural Gas

max capacity: * (mcf) peak demand: 54,192 (mcf) rating: 1,048 Btu/cf at 14.73 dry
industrial rates: () Negotiable, upon request. Call (307)235-1541 ext. 262, Casper, WY
* Capacity sufficient for most industrial demands.
Water supplier: Board of Public Utilities sources: North Platte River

max. daily capacity: 45 (GPD) 1,350 (GPM) peak daily demand 35 (GPD)
million
ground storage: 11 mill. (gals.) overhead storage: 11.6 (gals.) hardness of water: 230ppm
industrial rates: () minimum charge \$6.27 for first 4,000 gallons / bi-monthly - .90¢/1000
Sewer: treatment plant: Board of Public Utilities capacity: 6.5 (MGD)
present load: 5.2 (MGD) solid waste disposal: Yes (X) No ()

Bus service: Trailways Bus System Local: Yes (☒) No (☐)

LABOR ANALYSIS

Unemployed 2,787

Employed 34,729

Radius of labor drawing area (miles): 50 Available work force:

Unemployment rate: () 7.4 %

Distribution of labor force - Covered Employment ()

	No. Firms	No. Emp.	Avg. Weekly Wage
Agriculture, Forestry & Fisheries ½ covered	25	252	196.00
Mining	294	5,134	510.00
Construction	345	2,691	392.00
Manufacturing	78	1,283	468.00
Trans. Comm. & Utilities	142	2,272	440.00
Wholesale Trade	447	3,408	459.00
Retail Trade	489	5,729	213.00
Finance, Insurance, Real Estate	270	1,762	350.00
Services	850	8,581	347.00
Public Administration	35	1,815	300.00

Major Industry/Resources Mineral Industry (oil, natural gas, uranium, coal & bentonite)

Major Employers	Product	No. Employees
Natrona County School		1,620
True Drilling & Affiliates	oil	750
Natrona County Memorial Hospital		850
Mountain Bell	services	500
Marathon Oil	oil	355
1st Interstate Bank	financial	272
Amoco Oil Refinery	oil	256
Wyoming Machinery	machinery	230
Amoco Productions	oil	218

AVAILABLE INDUSTRIAL PROPERTIES

Name Acreage *Improvements
Avail/Occ'd

Casper has over 100 available sites and buildings which cannot be listed here.
Inquiries should be directed to John Kinnamon.

*E-Electric, G-Gas, W-water, S-sewer, RO-roads, RR-rail

LOCAL CONTACTS

John Kinnamon
Economic Development Council
Casper Chamber of Commerce
Box 399
Casper, Wyoming 82601
(307) 234-5311

STATE CONTACTS

Industrial Development Division
Barrett Building, 3rd Floor
Cheyenne, WY 82002
(307) 777-7285

JOB SERVICE

Job Service of Wyoming
421 South Center
Casper, Wyoming 82601
(307) 234-4591

Elevation 5,016CODY

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, WYOMING

1984

COMMUNITY PROFILE

LOCATION

Nearby Cities/Distance

Denver 492 Salt Lake City 445 Phoenix 1,100 Seattle 925
San Francisco 1,800 Dallas 1,325 Omaha 800 Los Angeles 2,100

POPULATION

	<u>City</u>	<u>County</u>	<u>Growth Rate</u>	
1970	<u> </u>	<u> </u>		
1980	<u>5,161</u>	<u>17,752</u>	<u> </u> %	
1982	<u>6,730</u>	<u>21,639</u>	<u>31.5</u> %	- City
1983		<u>23,093</u>	<u>21.8</u> %	- County
			<u>6.7</u> %	

CLIMATE

Temperature: Annual Average 46.5° Monthly Average (January) 23.2° (July) 71.6°Precipitation: Annual Average 12.37 in Humidity: Annual Average 50%Annual Average Rainfall Annual Average Snowfall Prevailing Winds: Annual Average Direction Sunshine Days: Average Growing Season: 120 days

GOVERNMENT

Type: Mayor-CouncilPolice Personnel: 11 sworn officers; 4 personnel Fire Personnel: 30Fire Equipment: 11 vehicles including search & rescue Insurance Rating: 5Extra Police & Fire Service Provided By: Park County

Planning Commission: Yes (x) No () Industrial Plan Approval: Yes (x) No () Zoning Regulations: Yes (x) No ()

Industrial Revenue Bond Financing: Yes (x) No () IRB Limit: \$ Repayment Period: Yes

COMMUNITY SERVICES

<u>Education</u>	<u>schools</u>	<u>enrollment</u>	<u>teachers</u>	<u>teacher/pupil ratio</u>
Elementary	<u>5</u>	<u>1,330</u>	<u>55.5</u>	<u>24:1</u>
Jr. High Schools	<u>1</u>	<u>549</u>	<u>38</u>	<u>14:1</u>
High Schools	<u>1</u>	<u>522</u>	<u>38</u>	<u>14:1</u>
Colleges	<u>1</u>	<u>893 F.T.</u> <u>1,221 P.T.</u>	<u>75 F.T.</u> <u>100 P.T.</u>	<u>12:1</u> <u>12:1</u>

Private and Parochial: 2 Vo-Tech: _____ Libraries: 2 Total Volumes: 60,000

Day Care Centers: 3 Churches: 15 Catholic: 1 Protestant: 11 Jewish: _____ Other: 3

Commercial: Shopping centers: 2 Department stores: 3 Hotels: 1 Total Rooms: 41

Motels: 27 Total Rooms: 883 RV Parks: 10 Total Spaces: 729
1- 350

Convention Facilities: 2 Capacity: 1- 350

Financial Institutions: Banks: 3 Savings & Loans: 2 Finance Companies: _____ Credit Unions: 3

Medical Facilities: Hospitals: 1 Beds: 44 Clinics: 1 Beds: 12 Nursing Homes: 1 Total Rooms: 55

Doctors: 38 Dentists: 9 Ambulance Services: 1 - 24 Hour

Communications: Newspapers: Cody Enterprise Daily: _____ Weekly: x

Radio Stations: am: 2 fm: 2 public: 1 Cable TV: Yes (x) No ()

Channels: 11 Telephone service: Yes Telegram service: Yes

Post Offices: 1 Class: First Class

Recreation: baseball fields: 8 tennis courts: 8 swimming pools: 3 golf courses: 1 - 18 Hole

auto race tracks: _____ bowling: 1 soccer fields: 1 volleyball courts: 2

skating rinks: 2 indoor movies: 1 outdoor movies: 2 YMCA _____ YWCA _____

Number of parks: _____ Total acres: _____ Other: _____

Area Attractions/Distance: Yellowstone National Park - 52 miles; Buffalo Bill Historical Center - local; Old Trail Town - 1 mile; Cody Historic Mural - local

Cultural Attractions: Cody Night Rodeo; Plains Indian Pow Wow; Frontier Days; Cody Gunfighters; Old Time Fiddlers

HOUSING

County Occupancy Characteristics of Housing Types, 1983

	Occupied Units			Vacant Units For Sale or For Rent		
	Total	Owner	Rental	Total	Owner	Rental
Single Family	<u>7,279</u>	<u>5,284</u>	<u>1,545</u>	<u>450</u>	_____	_____
Mobile Home	<u>1,139</u>	<u>870</u>	<u>230</u>	<u>39</u>	_____	_____
Multi-family	<u>3,905</u>	<u>265</u>	<u>1,015</u>	<u>2,624</u>	_____	_____
Other	_____	_____	_____	_____	_____	_____

TAXES

(Local)

Assessed Valuation: City: \$17,861,665 County: \$760,245,755

Tax Levy (mills) City: 67.599 County: 58 School: 25 Special Districts: _____

Property Taxes: City: 1,200,000 County: 44,100,000 Corporate and private properties assessed at 25% of 1967 replacement cost.

Sales/Use Tax: 3 % Motor Vehicle Registration: State fees range \$5 to \$15. County fees calculated

at % of factory price adjusted by year of production. Special fuel powered pay \$50 extra. Wyoming has titles, no inspection.

(State)

Workmans' Compensation Rate: First 12 months \$10 one time fee, plus 5% of total gross wages. Thereafter, the rate could be either 4%, 1% or 1% depending on an employer's account balance.

Unemployment Compensation Rate: New employers for the first 24 months pay 5.4% plus any adjustment factors on a taxable wage base of \$9,525. Thereafter, employers are eligible for a computed, or reduced rate — 2.7 to 5.4%.

NO PERSONAL INCOME TAX
NO CORPORATE INCOME TAX

UTILITIES

Electricity: Suppliers: City of Cody - 12 megawatts Distributors: Pacific Power & Light 42 megawatts
max. generating capacity: _____ peak load: _____ major energy sources: City of Cody & P.P & L.
industrial rates: () \$7.17 KW/month plus \$.024255/kwh
Natural Gas: suppliers: Cody Gas - 3,000 mcf/day Distributors: _____
max capacity: _____ (mcf) peak demand: _____ (mcf) rating: _____ Btu/cf
industrial rates: () \$5.50/month plus 1st 100 mcf; \$3.92, plus all additional mcf \$3.88
Water: supplier: City of Cody sources: _____
max. daily capacity: 4.5 (GPD) 2,000 (GPM) peak daily demand _____ (GPD)
ground storage: _____ (gals.) overhead storage: _____ (gals.) hardness of water: _____
industrial rates: () \$5.80 1st 3,000 gallons; plus 57¢ per 1,000 over 3,000
Sewer: treatment plant: City of Cody capacity: 105 AF (MGD)
double capacity to 210 AF
present load: _____ (MGD) solid waste disposal: Yes () No ()
Other Fuels: _____

TRANSPORTATION

Highways: U.S. 14, 16, 20; State 291; State 120
Railroad: Burlington Northern passenger service: Yes () No (x)
Trucking: Firms/distance to nearest terminal Salt Creek Freightways; Edson Express;
NPT - 136 miles; Wyoming-Montana - local; Reed Trucking - local;
Severon - local
Airport: E. E. Faust Regional Airport
Runway length: 7,105 ft. Type of surface asphalt lights/tower: Yes (x) No ()
Airlines serving area: AirUS
Daily flight: Yes (x) No () shuttle service: Yes (x) No () Fixed Base Operators/Air Taxi: _____
Parcel service: United Parcel Service Distance to terminal: 1 mile
Bus service: Cody Bus Lines Local: Yes (x) No ()

LABOR ANALYSIS

Radius of labor drawing area (miles): 50 Available work force: 10,685

Unemployment rate: () 5.9 %

Distribution of labor force - Covered Employment ()

	No. Firms	No. Emp.	Avg. Weekly Wage
Agriculture, Forestry & Fisheries	<u>19</u>	<u>186</u>	<u>\$188.13</u>
Mining	<u>66</u>	<u>1,372</u>	<u>\$449.30</u>
Construction	<u>139</u>	<u>733</u>	<u>\$305.23</u>
Manufacturing	<u>30</u>	<u>871</u>	<u>\$392.63</u>
Trans. Comm. & Utilities	<u>50</u>	<u>494</u>	<u>\$389.27</u>
Wholesale Trade	<u>61</u>	<u>331</u>	<u>\$290.55</u>
Retail Trade	<u>202</u>	<u>1,702</u>	<u>\$151.75</u>
Finance, Insurance, Real Estate	<u>52</u>	<u>295</u>	<u>\$277.12</u>
Services	<u>273</u>	<u>2,511</u>	<u>\$223.06</u>
Public Administration	<u>21</u>	<u>433</u>	<u>\$240.91</u>

Major Industry/Resources tourism, agriculture, energy, oil, gas, timber

Major Employers	Product	No. Employees
<u>West Park Hospital</u>	<u>health care</u>	<u>300</u>
<u>Husky Oil</u>	<u>oil</u>	<u>250</u>
<u>Marathon</u>	<u>oil</u>	<u>200</u>
<u>Y-Tex</u>	<u>plastic products</u>	<u>200</u>
<u>Celotex</u>	<u>building products</u>	<u>100</u>

AVAILABLE INDUSTRIAL PROPERTIES

Name	Acreage Avail/Occ'd	*Improvements

*E-Electric, G-Gas, W-water, S-sewer, RO-roads, RR-rail

LOCAL CONTACTS

Cody Chamber of Commerce
Box 277
836 Sheridan
Cody, Wyoming 82414
(307) 587-2297

STATE CONTACTS

Industrial Development Division
Barrett Building, 3rd Floor
Cheyenne, WY 82002
(307) 777-7285

JOB SERVICE



Elevation 6,917 feet

DUBOIS

58885-2(u) A

, WYOMING

1984

COMMUNITY PROFILE

FOUR SEASONS PARADISE

Nestled in a valley between the Wind River and Absaroka Mountains, on the beautiful Wind River. Dubois is a rustic western cowtown. It offers some of the finest wilderness and recreation areas in the west. Gateway to the Yellowstone and Grand Teton National Parks.

LOCATION

Nearby Cities/Distance (miles)

Denver 482 Salt Lake City 340 Cheyenne 384 Seattle 976
Casper 204 Dallas 1,248 Omaha 816 Los Angeles 1,200
~~San Francisco~~

POPULATION

	City	County	Growth Rate
1970	<u>898</u>	<u>26,168</u>	
1980	<u>1,067</u>	<u>40,251</u>	<u>42</u> %
1982	<u>1,100(est)</u>	<u>42,500(est)</u>	<u>5.2</u> %

CLIMATE

Temperature: Annual Average 41° Monthly Average (January) 21° (July) 60.6°

Precipitation: Annual Average 8.49 Humidity: Annual Average 13%

Annual Average Rainfall _____ Annual Average Snowfall 30.7 in.

Prevailing Winds: Annual Average 10 mph Direction West

Sunshine Days: 330 Average Growing Season: 55

GOVERNMENT

Type: Mayor-Council

Police Personnel: eight Fire Personnel: 20

Fire Equipment: 1 emergency; 1 pumper truck; 1 tanker trk; 1 jeep Insurance Rating: 8

Extra Police & Fire Service Provided By: Fremont County

Planning Commission: Yes (☒) No (☐) Industrial Plan Approval: Yes (☒) No (☐) Zoning Regulations: Yes (☒) No (☐)

Industrial Revenue Bond Financing: Yes (☒) No (☐) IRB Limit: \$ -- Repayment Period: -- Yes

COMMUNITY SERVICES

Education	<u>schools</u>	<u>enrollment</u>	<u>teachers</u>	<u>teacher/pupil ratio</u>
Elementary	<u>one</u>	<u>163</u>	<u>14</u>	<u>11.9</u>
Jr. High Schools	<u>one combined</u>	<u>155</u>	<u>25</u>	<u>6.5</u>
High Schools	_____	_____	_____	_____
Colleges	<u>1- Central Wyoming Community College, Riverton - 78 miles</u>			

Private and Parochial: _____ Vo-Tech: _____ Libraries: 1 Total Volumes: 10,500

Day Care Centers: 1 Churches: 8 Catholic: 1 Protestant: 6 Jewish: _____ Other: 1

Commercial: Shopping centers: - Department stores: 3 Hotels: - Total Rooms: -

Motels: 14 Total Rooms: 222 RV Parks: 4 Total Spaces: 170

Banquet
Convention Facilities: 4 Capacity: 50-200

Financial Institutions: Banks: 1 Savings & Loans: - Finance Companies: - Credit Unions: -

Medical Facilities: Hospitals: - Beds: - Clinics: 1 Beds: - Nursing Homes: - Total Rooms: -

Doctors: 2 Dentists: 1 Ambulance Services: 2-well equipped - 24 hrs.

Communications: Newspapers: Dubois Frontier Daily: _____ Weekly: x

Radio Stations: am: _____ fm: x public: _____ Cable TV: Yes (X) No ()

Channels: 11 Telephone service: x Telegram service: none

Post Offices: one Class: second

Recreation: baseball fields: 1 tennis courts: 2 swimming pools: 1 golf courses: 1

auto race tracks: - bowling: - soccer fields: - volleyball courts: school

skating rinks: 1 indoor movies: school outdoor movies: - YMCA - YWCA -

Number of parks: 1 Total acres: 5 Other: fishing, hunting, backpacking
snowmobiling, skiing

Area Attractions/Distance: Tie Hack Memorial 18 miles; Petrified Forest-34 miles
Pack trips and 7 Dude Ranches within a 22 mile area;
Wiggins Fork Rock Grounds-22 miles; Dinwoody Glacier Area-10 miles;
Yellowstone and Grand Teton Parks

Cultural Attractions: Dubois Museum; Museum Day, 2nd Sat. in July; Art Shows
Wildlife Exhibit AAA Rated; Wind River National Art Exhibit, 8 days
Dubois Fish Hatchery - 5.5 miles; Winter Carnival

HOUSING

County Occupancy Characteristics of Housing Types, 1983

	Occupied Units			Vacant Units For Sale or For Rent		
	Total	Owner	Rental	Total	Owner	Rental
Single Family	<u>1,735</u>	<u>1,189</u>	<u>378</u>	<u>169</u>	_____	_____
Mobile Home	<u>574</u>	<u>381</u>	<u>123</u>	<u>71</u>	_____	_____
Multi-family	<u>451</u>	<u>152</u>	<u>221</u>	<u>88</u>	_____	_____
Other	_____	_____	_____	_____	_____	_____

TAXES

(Local)

Assessed Valuation: City: \$2,459,313 County: \$512,014,667

(& 12.07 for bonds)
Tax Levy (mills) City: 8.00 County: 11.01 School: 55.10 Special Districts: 10.60

Property Taxes: City: 238,013 County: 36,069,194 Corporate and private properties assessed at 25% of 1967 replacement cost.

Sales/Use Tax: 3 % Motor Vehicle Registration: State fees range \$5 to \$15. County fees calculated

at % of factory price adjusted by year of production. Special fuel powered pay \$50 extra. Wyoming has titles, no inspection.

(State)

Workmans' Compensation Rate: First 12 months \$10 one time fee, plus 5% of total gross wages. Thereafter, the rate could be either 4½, 1¾ or 1% depending on an employer's account balance.

Unemployment Compensation Rate: New employers for the first 24 months pay 5.4% plus any adjustment factors on a taxable wage base of \$9,525. Thereafter, employers are eligible for a computed, or reduced rate — 2.7 to 5.4%.

NO PERSONAL INCOME TAX
NO CORPORATE INCOME TAX

UTILITIES

Electricity: Suppliers: Riverton Valley Electric Assoc Distributors: -

max. generating capacity: - peak load: - major energy sources: -

Residential ¹²
Industrial rates: (83) \$20.00 first 40 kwh; 5¢ per. kwh over 40

Natural Gas: suppliers: Not available in Dubois Distributors: -

max capacity: - (mcf) peak demand: - (mcf) rating: - Btu/cf

industrial rates: () -

Water: supplier: Town of Dubois sources: wells

max. daily capacity: 900,000(GPD) 650 (GPM) peak daily demand 500,000(GPD)

ground storage: - (gals.) overhead storage: 650,000 (gals.) hardness of water: -

industrial rates: (¹²/₈₃) \$11.00 / 10,000 gal.; 40¢ / 1,000 gal. over 10,000

Sewer: treatment plant: Lagoon capacity: 2 (MGD)

present load: .040 (MGD) solid waste disposal: Yes (X) No ()

Other Fuels: Propane; fuel oil and electric power; propane available in bulk

TRANSPORTATION

Highways: U.S. 26 and 287; State 789

Railroad: Chicago & Northwestern in Riverton-78miles passenger service: Yes () No (X)

Trucking: Firms/distance to nearest terminal Salt Creek Freightways - 78 miles;

D.L.R. Truck Lines - 78 miles; Edson Express - 75 miles

Airport: Dubois Municipal

Runway length: 5,000 ft Type of surface paved lights/~~tower~~ Yes (X) No () no fuel

Airlines serving area: Commercial and Charter service available in Riverton - 78 miles

Daily flight: Yes (X) No () shuttle service: Yes () No () Fixed Base Operators/Air Taxi: 1

Parcel service: United Parcel Service Distance to terminal: local pickup

Bus service: Continental Trailways in Shoshoni- 100 miles Local: Yes () No (X)

LABOR ANALYSIS - Fremont County

Radius of labor drawing area (miles): 100 Available work force: 17,916

Unemployment rate: $(\frac{12}{83})$ 11.0 %

Distribution of labor force - Covered Employment $(\frac{6}{83})$

	No. Firms	No. Emp.	Avg. Weekly Wage
Agriculture, Forestry & Fisheries	<u>28</u>	<u>115</u>	<u>\$160.25</u>
Mining	<u>82</u>	<u>1,913</u>	<u>\$498.95</u>
Construction	<u>189</u>	<u>982</u>	<u>\$349.66</u>
Manufacturing	<u>41</u>	<u>572</u>	<u>\$301.88</u>
Trans. Comm. & Utilities	<u>79</u>	<u>706</u>	<u>\$357.38</u>
Wholesale Trade	<u>78</u>	<u>531</u>	<u>\$315.56</u>
Retail Trade	<u>292</u>	<u>2,515</u>	<u>\$188.18</u>
Finance, Insurance, Real Estate	<u>75</u>	<u>435</u>	<u>\$252.83</u>
Services	<u>341</u>	<u>4,444</u>	<u>\$320.77</u>
Public Administration	<u>28</u>	<u>717</u>	<u>\$306.50</u>

Major Industry/Resources Timber, Agriculture, Tourism

Major Employers	Product	No. Employees
Dubois School System	Education	39
Louisiana-Pacific Corp.	Timber	31
D. M. Wilson Lumber	Timber	15
Dubois National Bank	Finance	12
Coast to Coast/ Big A	General Merchandise	12

AVAILABLE INDUSTRIAL PROPERTIES

Name	Acreage Avail/Occ'd	*Improvements
Dubois Industrial Park	64 acres	E, W, Ro

*E-Electric, G-Gas, W-water, S-sewer, RO-roads, RR-rail

LOCAL CONTACTS

Dubois Chamber of Commerce Industrial Development Division
P.O. Box 632
Dubois, Wyoming 82513
(307) 455-2556

STATE CONTACTS

Barrett Building, 3rd Floor
Cheyenne, WY 82002
(307) 777-7285

JOB SERVICE

Job Service of Wyoming
422 East Fremont
Riverton, Wyoming 82501
(307) 856-2931



Elevation 6,748

EVANSTON

58885-2(u) A

WYOMING

1984 COMMUNITY PROFILE

LOCATION

Nearby Cities/Distance

Denver 459 Salt Lake City 89 Phoenix 734 Seattle 937
San Francisco 841 Dallas 1,166 Omaha 847 Los Angeles 780

POPULATION

	<u>City</u>	<u>County</u>	<u>Growth Rate</u>		
			<u>City</u>	<u>County</u>	
1970	<u>4,462</u>	<u>7,100</u>			
1980	<u>6,420</u>	<u>13,211</u>	<u>44%</u>	<u>86 %</u>	<u>1970 to 1980</u>
1982	<u>10,876 est.</u>	<u>23,688 est.</u>	<u>69%</u>	<u>79 %</u>	<u>1980 to 1982</u>

CLIMATE

Temperature: Annual Average 43.2° Monthly Average (January) 19.4° (July) 62.5°

Precipitation: Annual Average 10.5 in Humidity: Annual Average 5%

Annual Average Rainfall _____ Annual Average Snowfall 66.4 in.

Prevailing Winds: Annual Average 5 mph Direction North Northwest

Sunshine Days: _____ Average Growing Season: about 90 days

GOVERNMENT

Type: Mayor and City Council

Police Personnel: 30 Officers; 6 other personnel Fire Personnel: 40 Volunteer
4 full time;

Fire Equipment: 15 (10 trucks/other 5 include rescue-ambulance) Insurance Rating: 6

Extra Police & Fire Service Provided By: Sheriff's Dept.; 25 Officers & 20 other personnel

Planning Commission: Yes (☒) No (☐) Industrial Plan Approval: Yes (☒) No (☐) Zoning Regulations: Yes (☒) No (☐)

Industrial Revenue Bond Financing: Yes (☒) No (☐) IRB Limit: \$ _____ Repayment Period: _____ Yes

COMMUNITY SERVICES

<u>Education</u>	<u>schools</u>	<u>enrollment</u>	<u>teachers</u>	<u>teacher/pupil ratio</u>
Elementary	<u>4</u>	<u>1,833</u>	<u>121</u>	
Middle School	<u>1</u>	<u>683</u>	<u>51</u>	
High Schools	<u>1</u>	<u>649</u>	<u>53</u>	
			<u>+19 Special Services</u>	
Colleges	<u>Western Wyoming College-Outreach Program</u>			

Private and Parochial: 1 Vo-Tech: _____ Libraries: 1 Total Volumes: 15,500

Day Care Centers: 6 Churches: 16 Catholic: 1 Protestant: _____ Jewish: _____ Other: 7-Latter Day Saints

Commercial: Shopping centers: 3 Department stores: 1 Hotels: _____ Total Rooms: _____
2 catalog stores

Motels: 21 Total Rooms: 1,408 RV Parks: 3 Total Spaces: varies

Convention Facilities: 4 Capacity: 400

Financial Institutions: Banks: 3 Savings & Loans: 2 Finance Companies: _____ Credit Unions: _____

Medical Facilities: Hospitals: 1 Beds: 22 Clinics: _____ Beds: _____ Nursing Homes: 1 Total Rooms: 26
New hospital completed July, 1984 - 42 beds. State Hospital - 22 beds

Doctors: 19 Dentists: 6 Ambulance Services: 1

Communications: Newspapers: Uinta County Herald Daily: _____ Weekly: Bi-weekly
Evanston Post Weekly

Radio Stations: am: KEVA fm: KOTB public: _____ Cable TV: Yes (X) No ()
Mtn. Bell

Channels: 11 Telephone service: A T & T Telegram service: Western Union

Post Offices: 1 Class: First Class

Recreation: baseball fields: 5 tennis courts: 4 swimming pools: 3 golf courses: 1

auto race tracks: _____ bowling: 2 alleys soccer fields: 1+ball fields 2+school's
2 theaters

skating rinks: _____ indoor movies: 5 screens outdoor movies: _____ YMCA _____ YWCA _____

Number of parks: 8 dev. Total acres: 21.8 Other: 8 underdeveloped - 50.7 acres

Area Attractions/Distance: Cowboy Days Rodeo-Labor Day weekend; Eagle Rock Ski Area-15
mi. east of town; Winter Carnival, Feb. or Mar.; High School Rodeo, May; Chili Cook-Off,
June; July 4th Fireworks; Oldtime Fiddlers Contest, July; Uinta Mts. Camping, hiking,
fishing, backpacking, snowmobiling, cross country skiing; Black Powder/Mt. Man Rendezvous

Cultural Attractions: Fort Bridger Historical Fort; Community Concerts; Sagebrush
Theatre; Chautauqua Performances; Renewal Ball, June; Art Shows and Craft
Shows

HOUSING

County Occupancy Characteristics of Housing Types, 1983

	Occupied Units			Vacant Units For Sale or For Rent		
	Total	Owner	Rental	Total	Owner	Rental
Single Family	<u>2,150</u>	_____	_____	_____	<u>116 listed</u>	<u>with realtors</u>
Mobile Home	<u>2,642</u>	_____	_____	<u>1,088</u>	<u>35 listed</u>	<u>with realtors</u>
Multi-family	<u>519</u>	_____	_____	_____	_____	_____
Other	_____	_____	_____	_____	_____	_____

TAXES

(Local)

Assessed Valuation: City: 1983: \$27,715,097 County: \$452,131,219

1983: Tax Levy (mills) City: 12.544 County: 63.880 School: 25 inc./Cnty Special Districts: none

Property Taxes: City: \$145,635.79 County: \$4,698,287 Corporate and private properties assessed at 25% of 1967 replacement cost.

Sales/Use Tax: 4 % Motor Vehicle Registration: State fees range \$5 to \$15. County fees calculated

at % of factory price adjusted by year of production. Special fuel powered pay \$50 extra. Wyoming has titles, no inspection.

(State)

Workmans' Compensation Rate: First 12 months \$10 one time fee, plus 5% of total gross wages. Thereafter, the rate could be either 4½, 1¾ or 1% depending on an employer's account balance.

Unemployment Compensation Rate: New employers for the first 24 months pay 5.4% plus any adjustment factors on a taxable wage base of \$9,525. Thereafter, employers are eligible for a computed, or reduced rate — 2.7 to 5.4%.

NO PERSONAL INCOME TAX
NO CORPORATE INCOME TAX

UTILITIES

Electricity: Suppliers: Utah Power and Light Distributors: _____

max. generating capacity: 720 mgs ^{Naughton} peak load: 18 mgs major energy sources: Wyoming coal

industrial rates: () Varies

Natural Gas: suppliers: Mountain Fuel Distributors: _____

max capacity: 961 /per hour (mcf) peak demand: 320 /per hour (mcf) rating: 1000.39 Btu/cf

industrial rates: () _____

Water: supplier: City of Evanston sources: Bear River & Wells

max. daily capacity: 4 mill. (GPD) 27.2800 (GPM) peak daily demand 6 mill. (GPD)

ground storage: 4-under ^{ground} (gals.) overhead storage: _____ (gals.) hardness of water: _____
3 main ones - 1 mill. gals each; 1 - 1/2 mill.; 2 - small-combined 100,000 gals.

industrial rates: () _____

Sewer: treatment plant: Disposal Plant capacity: 1.8 (MGD)
(New plant under construction)

present load: 2.1 (MGD) solid waste disposal: Yes (☒) No (☐)

Other Fuels: _____

TRANSPORTATION

Highways: I-80; U.S.-30; State 150 and County 89

Railroad: Union Pacific passenger service: Yes (☐) No (☒)

Trucking: Firms/distance to nearest terminal Milne Truck Lines-Evanston; Wycoff Company, Inc.-Evanston; North Park Transportation-Evanston; Consolidated Freightways-Salt Lake, 89 mi.; Salt Creek Freightways-Rock Springs, 100 miles; United Parcel Service-100 miles.

Airport: Evanston Municipal Airport (new one under construction)

Runway length: 5,000 ft. Type of surface asphalt lights/tower: Yes (☐) No (☒)

Airlines serving area: Charter Basis

Daily flight: Yes (☐) No (☐) shuttle service: Yes (☐) No (☐) Fixed Base Operators/Air Taxi: _____

Parcel service: _____ Distance to terminal: 300 ft.

Bus service: Greyhound Local: Yes (☐) No (☐)
Taxi Service Hertz Rent-a-Car

LABOR ANALYSIS

Radius of labor drawing area (miles): 80 Available work force: 14,000 approx. (includes some of Lincoln County)

Unemployment rate: () 4.3 % - December, 1983

Distribution of labor force - Covered Employment () Emp. Security Comm. - April-June, 1983

	No. Firms	No. Emp.	Avg. Weekly Wage
Agriculture, Forestry & Fisheries	<u>155</u>	<u>1,962</u>	<u>\$313.87</u>
Mining	<u>80</u>	<u>1,705</u>	<u>\$514.90</u>
Construction	<u>117</u>	<u>816</u>	<u>\$436.34</u>
Manufacturing	<u>17</u>	<u>279</u>	<u>\$380.53</u>
Trans. Comm. & Utilities	<u>47</u>	<u>472</u>	<u>\$427.01</u>
Wholesale Trade	<u>54</u>	<u>277</u>	<u>\$463.52</u>
Retail Trade	<u>110</u>	<u>1,417</u>	<u>\$196.00</u>
Finance, Insurance, Real Estate	<u>40</u>	<u>250</u>	<u>\$293.34</u>
Services (included in Agriculture, etc.)	<u> </u>	<u> </u>	<u> </u>
Public Administration	<u>19</u>	<u>400</u>	<u>\$361.59</u>

Major Industry/Resources oil/gas and related services

Major Employers	Product	No. Employees
<u>School District No. 1 - Box G</u>		<u>450 approx.</u>
<u>Wyoming State Hospital - Box 177</u>		<u>425 approx.</u>
<u>Amoco - Box 829</u>	<u>oil/gas</u>	<u>350 approx.</u>
<u>Chevron, USA - Drawer AA</u>	<u>oil/gas</u>	<u>200 approx.</u>
<u>City of Evanston - 1200 Main St.</u>		<u>124 approx.</u>
<u>Uinta County - Drawer J</u>		<u>120 approx.</u>
<u>Memorial Hospital - 1225 Uinta</u>		<u>100 approx.</u>

AVAILABLE INDUSTRIAL PROPERTIES

Name

<u>Bear River Industrial Park</u>	<u>Airport Industrial Park</u>
<u>Evanston Industrial Park</u>	<u>North Evanston Industrial Park</u>
<u>Evanston Rail Center</u>	<u>Desert Oil Industrial Park</u>
<u>Riverside Industrial Park</u>	<u>Shell Canyon Industrial Park</u>
<u>Sage Industrial Park</u>	<u>Sunset Industrial Park</u>
<u>Jamison Industrial Park</u>	

LOCAL CONTACTS

Evanston Chamber of Commerce
Box 365 (926 Front)
Evanston, Wyoming 82930
(307) 789-2757

STATE CONTACTS

Industrial Development Division
Barrett Building, 3rd Floor
Cheyenne, WY 82002
(307) 777-7285

JOB SERVICE

Job Service of Wyoming
Drawer 1838
98 Independence Dr.
Evanston, Wyoming 82930

Elevation 4,550'GILLETTE58885-2(u) A
, WYOMING**1984****COMMUNITY PROFILE****LOCATION****Nearby Cities/Distance**

Denver 330 Salt Lake City 540 Phoenix 1200 Seattle 1280
San Francisco 1290 Dallas 1100 Omaha 725 Los Angeles 1370

POPULATION

	<u>City</u>	<u>County</u>	<u>Growth Rate</u>
1970	<u>7,194</u>	<u>12,957</u>	
1980	<u>13,513</u>	<u>27,500</u>	<u>51</u> % 1970-1980 County growth
1982	<u>17,703</u>	<u>33,300</u>	<u>17</u> % 1980-1982 County growth

CLIMATETemperature: Annual Average 45°F Monthly Average (January) 22°F (July) 72°FPrecipitation: Annual Average 15 3/4" Humidity: Annual Average 45%Annual Average Rainfall 11.79" Annual Average Snowfall 50"Prevailing Winds: Annual Average 8 mph Direction NWSunshine Days: 65% Average Growing Season: 127 days**GOVERNMENT**Type: Mayor-Council-AdministratorPolice Personnel: 50 employees, including 35 sworn officers Fire Personnel: 1 warden, 45 volunteers
8 maintenanceFire Equipment: 11 pumpers, 4 tanker trucks, 10 stations Insurance Rating: 5Extra Police & Fire Service Provided By: County Sheriff's Office and private security

Planning Commission: Yes (XX) No () Industrial Plan Approval: Yes (XX) No () Zoning Regulations: Yes (XX) No ()

Industrial Revenue Bond Financing: Yes (XX) No () IRB Limit: \$ Repayment Period: (no set) Yes**COMMUNITY SERVICES**

<u>Education</u>	<u>schools</u>	<u>enrollment</u>	<u>teachers</u>	<u>teacher/pupil ratio</u>
Elementary	<u>18</u>	<u>3,658</u>	<u>314</u>	<u>1/11</u>
Jr. High Schools	<u>2</u>	<u>1,321</u>	<u>105</u>	<u>1/12</u>
High Schools	<u>1</u>	<u>1,140</u>	<u>89</u>	<u>1/12</u>
Colleges	<u> </u>	<u> </u>	<u> </u>	<u> </u>

Private and Parochial: 3 Vo-Tech: 1 Libraries: 2 Total Volumes: 57,000

Day Care Centers: 50 Churches: 33 Catholic: 1 Protestant: 29 Jewish: -0- Other: 3

Commercial: Shopping centers: 8 Department stores: 5 Hotels: 2 Total Rooms: 40

Motels: 13 Total Rooms: 1072 RV Parks: 1 Total Spaces: 64

Convention Facilities: 3 Capacity: 775

Financial Institutions: Banks: 5 Savings & Loans: 2 Finance Companies: 3 Credit Unions: 1

Medical Facilities: Hospitals: 1 Beds: 66 Clinics: 1 Beds: 2 Nursing Homes: 1 Total Rooms: 58

Doctors: 29 Dentists: 14 Ambulance Services: Campbell Co. Memorial Hospital Ambulance
The News-Record (Daily)

Communications: Newspapers: Gillette Area Advertiser (Wkly.) Daily: 1 Weekly: 1

Radio Stations: am: 1 fm: 2 public: -0- Cable TV: Yes (X) No ()
Mountain Bell

Channels: 26 Telephone service: & AT&T Telegram service: Western Union
1 contract station and

Post Offices: 1 post office Class: First

Recreation: baseball fields: 11 tennis courts: 12 swimming pools: 4 golf courses: 2

auto race tracks: 1 bowling: 2 soccer fields: 4 volleyball courts: 12

skating rinks: 2 indoor movies: 4 outdoor movies: 2 YMCA no YWCA no

Number of parks: 40 Total acres: 653 Other: fishing lake, recreation center

Area Attractions/Distance: Excellent hunting & fishing within 100-mile radius;
Black Hills and Big Horn Mountain National Forests, Keyhole State Park, 45-100 mi.

Cultural Attractions: Old Timers Rodeo, Community Concerts, Little Levi Rodeo,
County Fair, Community Theater, Rockpile Museum, July 4th Celebration, PRCA Rodeo

HOUSING

City of ~~XXXX~~ County Occupancy Characteristics of Housing Types, 1983

	Occupied Units			Vacant Units For Sale or For Rent		
	Total	Owner	Rental	Total	Owner	Rental
Single Family	2,840			73		
Mobile Home	1,279			24		
Multi-family	1,035			416		
Other	1,242			118		

TAXES

(Local)
Assessed Valuation: City: \$41,402,184 County: \$1,505,787,830

Tax Levy (mills) City: 75.798 County: 68.298 School: -- Special Districts: --

Property Taxes: City: \$310,516 County: \$102,842,297 Corporate and private properties assessed at 25% of 1967 replacement cost.

Sales/Use Tax: 4 % Motor Vehicle Registration: State fees range \$5 to \$15. County fees calculated

at % of factory price adjusted by year of production. Special fuel powered pay \$50 extra. Wyoming has titles, no inspection.

(State)

Workmans' Compensation Rate: First 12 months \$10 one time fee, plus 5% of total gross wages. Thereafter, the rate could be either 4½, 1¾ or 1% depending on an employer's account balance.

Unemployment Compensation Rate: New employers for the first 24 months pay 5.4% plus any adjustment factors on a taxable wage base of \$9,525. Thereafter, employers are eligible for a computed, or reduced rate — 2.7 to 5.4%.

NO PERSONAL INCOME TAX
NO CORPORATE INCOME TAX

UTILITIES

WAPA
Rushmore G & T Co-Operative
Electricity: Suppliers: Black Hills Power & Light Distributors: City of Gillette
Tri-County Electric
Neal Simpson Station and
max. generating capacity: -0- peak load: 28,660kw major energy sources: Wyodak Plant
industrial rates: () \$11.75 per KWH of demand; base charge \$6.00; .029/KWH
Natural Gas: suppliers: MGTC Distributors: Petrolane Gas Service
max capacity: none (mcf) peak demand: 1,600,000 (mcf) rating: 1050 Btu/~~cf~~ mcf
industrial rates: () Facility charge \$3.70/month; over 1,000 therms .6169/therm
Madison, Ft. Union,
Water: supplier: City of Gillette sources: & Fox Hills Aquifers
max. daily capacity: 9.2 mil (GPD) 6,000 (GPM) peak daily demand 6.8 mil. (GPD)
ground storage: 7.9 mil. (gals.) overhead storage: -0- (gals.) hardness of water: 300 mql.
industrial rates: () \$50.15 for first 3,000 gallons and \$1.60 per 1,000 gallons thereafter
Sewer: treatment plant: Gillette Public Works Department capacity: 1.2 (MGD)
present load: 2 (MGD) solid waste disposal: Yes (X) No ()
Other Fuels: Coal, propane

TRANSPORTATION

Highways: Federal Interstate 90; U. S. Hwy. 14/16; State Hwy. 59; and Wy. 50
Burlington Northern; Gillette-Orin; and
Railroad: Burlington Northern and Chicago and Northwestern passenger service: Yes () No (X)
Trucking: Firms/distance to nearest terminal Salt Creek Freightways (local), Edson Express (local),
Ross-Nebraska Barber Transportation (local)
Airport: Gillette-Campbell County Airport
5800' Crosswind
Runway length: 7500' mainType of surface concrete lights/tower: Yes (X) No ()
Airlines serving area: Continental Commuter, Excellair, Frontier Commuter
Daily flight: Yes (X) No () shuttle service: Yes (X) No () Fixed Base Operators/Air Taxi: 1
Parcel service: Campbell County Air Freight Distance to terminal: in terminal
Trailways, Powder River Transportation,
Bus service: and Dago West Bus Co. Local: Yes (X) No ()

LABOR ANALYSIS

Radius of labor drawing area (miles): 40 Available work force: 19,595

Unemployment rate: () 4.1 %

Distribution of labor force - Covered Employment ()	No. Firms	No. Emp.	Avg. Weekly Wage
Services with			
Agriculture, Forestry & Fisheries	<u>278</u>	<u>3601</u>	<u>\$271.53</u>
Mining	<u>152</u>	<u>5016</u>	<u>621.49</u>
Construction	<u>227</u>	<u>1889</u>	<u>412.54</u>
Manufacturing	<u>21</u>	<u>183</u>	<u>273.33</u>
Trans. Comm. & Utilities	<u>61</u>	<u>872</u>	<u>407.66</u>
Wholesale Trade	<u>82</u>	<u>634</u>	<u>454.03</u>
Retail Trade	<u>219</u>	<u>2498</u>	<u>183.64</u>
Finance, Insurance, Real Estate	<u>77</u>	<u>429</u>	<u>351.93</u>
Services	<u> </u>	<u> </u>	<u> </u>
Public Administration	<u>18</u>	<u>560</u>	<u>355.12</u>

Major Industry/Resources Coal mining, oil and gas production, agriculture

Major Employers	Product	No. Employees
AMAX Coal Co.	Coal Mine	757
Burlington Northern	Railroad	350
Campbell Co. Memorial Hospital	Hospital	223
Campbell Co. School District	School District	1150
Carter Mining Company	Coal Mine	460
Cordero Mining Company	Coal Mine	250
Kerr-McGee Coal Corporation	Coal Mine	460
Thunder Basin Coal Co.	Coal Mine	607
Pacific Power & Light	Electric & Power Company	114

AVAILABLE INDUSTRIAL PROPERTIES

Name	Acreage Avail./Occ'd	*Improvements
Collins Heights Industrial Park	50.38 total	
Energy Park	185/26	RO, RR, E, G, W, S
Gillette Business Park	38/3	RO, RR, E, G, W, S
Interstate Industrial Park	15/75.48	RO, E, W, S
Warlow Addition	40/37	RO, E, W, S

*Additional listings available at Campbell County Chamber of Commerce
 *E-Electric, G-Gas, W-water, S-sewer, RO-roads, RR-rail

LOCAL CONTACTS

Campbell County Chamber
 of Commerce
 314 S. Gillette Ave., Box 1006
 Gillette, Wyoming 82716
 (307) 682-3673

STATE CONTACTS

Industrial Development Division
 Barrett Building, 3rd Floor
 Cheyenne, WY 82002
 (307) 777-7285

JOB SERVICE

Job Service of Wyoming
 312 S. Miller Avenue
 Gillette, Wyo. 82716
 (307) 682-9313



Elevation _____

GREEN RIVER

58885-2(u) A

, WYOMING

1984

COMMUNITY PROFILE

LOCATION

Nearby Cities/Distance

Denver 366 Salt Lake City 175 Phoenix 708 Seattle 1,000
San Francisco 926 Dallas 1,162 Omaha 671 Los Angeles 877

POPULATION

	<u>City</u>	<u>County</u>	<u>Growth Rate</u>	
			<u>City</u>	<u>County</u>
1970	<u>4,196</u>	<u>18,391</u>		
1980	<u>12,785</u>	<u>41,662</u>	<u>204.7</u> %	<u>126.5</u> %
1983	<u>13,672</u>	<u>44,739</u>	<u>6.5</u> %	<u>6.9</u> %

CLIMATE

Temperature: Annual Average 43.2° Monthly Average (January) 18.6° (July) 68.6°

Precipitation: Annual Average 8.54" Humidity: Annual Average 55%

Annual Average Rainfall _____ Annual Average Snowfall 34"

Prevailing Winds: Annual Average 12.5 mph Direction Southwest

Sunshine Days: 65% Average Growing Season: 106 days for 32°; 132 days for 28°

GOVERNMENT

Type: Mayor-City Council-Administrator

Police Personnel: 33 men; 17 vehicles Fire Personnel: 2 stations; 32 men
1 1,500 gpm pumper

Fire Equipment: 1 1,000 gpm pumper; 1 750 gpm truck; 2 250 gpm; Insurance Rating: 4
1 1,000 gpm with ft. elv. plat

Extra Police & Fire Service Provided By: County Sheriff -- 58 men; 30 vehicles

Planning Commission: Yes (X) No () Industrial Plan Approval: Yes (X) No () Zoning Regulations: Yes (X) No ()

Industrial Revenue Bond Financing: Yes (X) No () IRB Limit: \$ None Repayment Period: _____ Yes

COMMUNITY SERVICES

<u>Education</u>	<u>schools</u>	<u>enrollment</u>	<u>teachers</u>	<u>teacher/pupil ratio</u>
Elementary (Includes McKinnon & Granger)	<u>6</u>	<u>2,210</u>		
Jr. High Schools	<u>1</u>	<u>583</u>		
High Schools	<u>1</u>	<u>855</u>	<u>Total: 270</u>	<u>13.5:1</u>
Colleges	<u>1</u>	<u>Rock Springs - 15 miles; Extension campus under construction in Green River.</u>		

Private and Parochial: _____ Vo-Tech: _____ Libraries: 1 Total Volumes: 69,508

Day Care Centers: 3 Churches: 17 Catholic: 1 Protestant: 12 Jewish: _____ Other: 4

Commercial: Shopping centers: _____ Department stores: _____ Hotels: 1 Total Rooms: _____

Motels: 7 Total Rooms: 177 RV Parks: _____ Total Spaces: _____

Convention Facilities: _____ Capacity: _____

Financial Institutions: Banks: 3 Savings & Loans: 1 Finance Companies: _____ Credit Unions: _____

Medical Facilities: Hospitals: 1 Beds: 100 Clinics: 1 Beds: _____ Nursing Homes: _____ Total Rooms: _____

Doctors: 6 Dentists: 8 Ambulance Services: Castle Rock Ambulance Service

Communications: Newspapers: Green River Star Daily: _____ Weekly: X

Radio Stations: am: 1 fm: 2 public: _____ Cable TV: Yes (x) No ()

Channels: 14 Telephone service: Mtn. Bell Telegram service: No

Post Offices: 1 Class: First

Recreation: baseball fields: X tennis courts: X swimming pools: X golf courses: X

auto race tracks: _____ bowling: X soccer fields: _____ volleyball courts: _____

skating rinks: 1 indoor movies: 2 outdoor movies: _____ YMCA _____ YWCA X

Number of parks: 14 Total acres: 28.20 Other: FMC Recreation

Area Attractions/Distance: Flaming Gorge National Recreation/23 miles;

Sand Dunes-Red Desert/85 miles; Sweetwater County Picnic Grounds/6 miles;

Stauffer Picnic Grounds/22 miles.

Cultural Attractions: Community Concert Program; Green River Public Art Works;

Summer Enrichment Programs for adults & children; Sweetwater Fine Arts,

Performing Arts Association; Western Wyoming Com. Orchestra, YWCA Cultural

Arts & Crafts Festival (Contact Volunteer Information & Referral Systems

in Rock Springs for further information.)

HOUSING

County Occupancy Characteristics of Housing Types, 1982

	Occupied Units			Vacant Units For Sale or For Rent		
	Total	Owner	Rental	Total	Owner	Rental
Single Family	<u>11,520</u>	<u>10,489</u>	<u>1,031</u>	<u>442</u>	<u>402</u>	<u>40</u>
Mobile Home	<u>2,802</u>	<u>2,646</u>	<u>156</u>	<u>108</u>	<u>102</u>	<u>6</u>
Multi-family	<u>1,868</u>	<u>296</u>	<u>1,572</u>	<u>72</u>	<u>11</u>	<u>61</u>
Other	<u>197</u>	<u>109</u>	<u>88</u>	<u>8</u>	<u>5</u>	<u>3</u>

TAXES

(Local)

Assessed Valuation: City: \$24,378,283 County: \$1,259,151,451

Tax Levy (mills) City: 11.00 County: 20.16 School: 37.84 Special Districts: 1.73

Property Taxes: City: \$1,741,744 County: \$89,572,511 Corporate and private properties assessed at 25% of 1967 replacement cost.

Sales/Use Tax: 4 % Motor Vehicle Registration: State fees range \$5 to \$15. County fees calculated

at % of factory price adjusted by year of production. Special fuel powered pay \$50 extra. Wyoming has titles, no inspection.

(State)

Workmans' Compensation Rate: First 12 months \$10 one time fee, plus 5% of total gross wages. Thereafter, the rate could be either 4½, 1¾ or 1% depending on an employer's account balance.

Unemployment Compensation Rate: New employers for the first 24 months pay 5.4% plus any adjustment factors on a taxable wage base of \$9,525. Thereafter, employers are eligible for a computed, or reduced rate — 2.7 to 5.4%.

NO PERSONAL INCOME TAX
NO CORPORATE INCOME TAX

UTILITIES

Electricity: Suppliers: Pacific Power & Light Company Distributors: Same
4,147,000 1979 17% hydro; 59% thermal
max. generating capacity: kw peak load: 4,100 mw major energy sources: 24% purchased
industrial rates: (4/83) 5.4¢ per kw hour

Natural Gas: suppliers: Mountain Fuel Supply Company Distributors: Same
max capacity: _____ (mcf) peak demand: _____ (mcf) rating: _____ Btu/cf
industrial rates: (11/83) \$6.74 per month minimum

Water: supplier: Pacific Power & Light sources: Green River
max. daily capacity: 7.2 M (GPD) _____ (GPM) peak daily demand 7.3 M (GPD)
ground storage: _____ (gals.) overhead storage: *2.5 M (gals.) hardness of water: _____
*1.2 M gallon reservoir under construction
COMMERCIAL rates: (6/80) \$5.50 a month minimum
~~INDUSTRIAL~~

Sewer: treatment plant: Lagoon capacity: 1½ (MGD)
present load: 1.1 (MGD) solid waste disposal: Yes (X) No ()

Other Fuels: _____

TRANSPORTATION

Highways: Interstate 80, U.S. 30, State 530

Railroad: Union Pacific Railroad passenger service: Yes () No (X)

Trucking: Firms/distance to nearest terminal ARB Trucking, John Bunning Transfer, Bill R. Downs Trucking, Harper Trucking, Hemphill Trucking, International Transportation, J & R Trucking, Jackman & Jackman, L & L Transportation, McCallister Bros. Trucking, Nugget Trucking, RPM Trucking, Salt Creek Freightways, Savage Bros., Steven Trucking, W. Trucking & Excavating, Mike Wilkinson Trucking

Airport: Rock Springs Municipal Airport - 30 miles
Runway length: 10,000 ft Type of surface Asphalt lights/tower: Yes () No (X)
5,000 ft
Airlines serving area: Skywest, Rocky Mountain, Frontier Commuter, Air U.S.
Daily flight: Yes (X) No () shuttle service: Yes () No (X) Fixed Base Operators/Air Taxi: 1

Parcel service: United Parcel Service Distance to terminal: 13 miles

Bus service: Greyhound Local: Yes () No (x)

LABOR ANALYSIS

Radius of labor drawing area (miles): 45 Available work force: 24,355

Unemployment rate: $(\frac{8}{83}) \frac{10.5}{100} \%$

Distribution of labor force - Covered Employment (12/82)

Distribution of labor force - Covered Employment ($\frac{12}{82}$)	No. Firms	No. Emp.	Avg. Weekly Wage
Agriculture, Forestry & Fisheries	258	3,355	\$ 118.68
Mining	103	5,605	613.61
Construction	227	3,128	516.51
Manufacturing	16	365	434.96
Trans. Comm. & Utilities	78	1,132	518.27
Wholesale Trade	77	561	463.00
Retail Trade	260	3,089	188.81
Finance, Insurance, Real Estate	55	348	326.64
Services (Included Agric., Forestry & Fisheries)			
Public Administration	18	720	283.41
Major Industry/Resources			

<u>Major Employers</u>	<u>Product</u>	<u>No. Employees</u>
FMC Corporation	Soda Ash, Sodium Tripolyphosphate	1,200
Allied Chemical	Soda Ash	888
Stauffer Chemical	Soda Ash	543
Texasgulf, Inc.	Soda Ash	340
Union Pacific Railroad	Railroad Service	400
Tenneco	Soda Ash	322
Church & Dwight	Baking Soda & Related Products	106

AVAILABLE INDUSTRIAL PROPERTIES

<u>Name</u>	<u>Acreage Avail/Occ'd</u>	<u>*Improvements</u>

*E-Electric, G-Gas, W-water, S-sewer, RO-roads, RR-rail

LOCAL CONTACTS

City of Green River
50 East Second North
Green River, Wyoming 82935
(307) 875-5711

STATE CONTACTS

**Industrial Development Division
Barrett Building, 3rd Floor
Cheyenne, WY 82002
(307) 777-7285**

JOB SERVICE

Job Service of Wyoming
126 Elk
Box 1310
Rock Springs, WY 82901
(307) 382-2747



88885-2(u) A
- , WYOMING

1984

COMMUNITY PROFILE

Nearby Cities/Distance

Denver 217 Salt Lake City 319 Phoenix 775 Seattle 1111
San Francisco 1071 Dallas 752 Omaha 612 Los Angeles 1020

"POPULATION

	<u>City</u>	<u>County</u>	<u>Growth Rate</u>
1970	460	13,354	
1980	2,288	21,896	%
1982	1,800		%
1984	2,100		

CLIMATE

Temperature: Annual Average 43.0 ^{High & Low} Monthly Average (January) 31.0 F (July) 84.0 F
 12.0 F 51.0 F

Precipitation: Annual Average 10.43 Humidity: Annual Average 40%

Annual Average Rainfall include Annual Average Snowfall 41.5 in.

Prevailing Winds: Annual Average .15 mph Direction West Southwest

Sunshine Days: 113 days Average Growing Season: 95 days

GOVERNMENT

Type: MAYOR - COUNCIL

Police Personnel: 10 Fire Personnel: 20 Volunteers

Fire Equipment: 6 Fire Trucks Insurance Rating: 9

Extra Police & Fire Service Provided By: CARBON COUNTY

Planning Commission: Yes (X) No () Industrial Plan Approval: Yes (X) No () Zoning Regulations: Yes (X) No ()

Industrial Revenue Bond Financing: Yes () No (X) IRB Limit: \$_____ Repayment Period: _____ Yes

COMMUNITY SERVICES

<u>Education</u>	<u>schools</u>	<u>enrollment</u>	<u>teachers</u>	<u>teacher/pupil ratio</u>
Elementary	1	265	25	10.6
Jr. High Schools	1	134	15	8.9
High Schools	1	182	21	8.6
Colleges	N/A			

Private and Parochial: _____ Vo-Tech: _____ Libraries: 1 Total Volumes: _____

Day Care Centers: _____ Churches: 7 Catholic: 1 Protestant: 5 Jewish: _____ Other: 1-LDS

Commercial: Shopping centers: 1 Department stores: _____ Hotels: _____ Total Rooms: _____

Motels: 1 Total Rooms: 24 RV Parks: _____ Total Spaces: _____

Convention Facilities: _____ Capacity: _____

Financial Institutions: Banks: 1 Savings & Loans: 1 Finance Companies: _____ Credit Unions: _____

Medical Facilities: Hospitals: _____ Beds: _____ Clinics: 1 Beds: 2 Nursing Homes: _____ Total Rooms: _____

Doctors: 2 Dentists: 1 Ambulance Services: 2 Volunteer Ambulances _____

Communications: Newspapers: Hanna Herald Daily: _____ Weekly: XX

Radio Stations: am: _____ fm: _____ public: _____ Cable TV: Yes (~~XX~~) No ()

Channels: 12 Telephone service: Mtn. Bell-Rawlins Telegram service: W.U.-Rawlins

Post Offices: 1 Class: 2

Recreation: baseball fields: 2 dirt tennis courts: _____ swimming pools: _____ golf courses: _____

auto race tracks: _____ bowling: _____ soccer fields: _____ volleyball courts: _____

skating rinks: _____ indoor movies: _____ outdoor movies: _____ YMCA _____ YWCA _____

Number of parks: _____ Total acres: _____ Other: _____

Area Attractions/Distance: 1 Hanna Community Recreation Center including AAU size pool, w/ 2 diving boards, kiddie pool, jacuzzi; Weight room; 2 basketball courts that convert to tennis courts & volleyball courts; 2 racquetball courts; Gameroom; 2 multipurpose rooms; Daycare service; Mens & Womens dressing rooms w/ lockers & saunas.

Cultural Attractions: _____

King Coal Days

HOUSING

CONTACT COUNTY
ASSESSOR

County Occupancy Characteristics of Housing Types, 1983

	Occupied Units			Vacant Units For Sale or For Rent		
	Total	Owner	Rental	Total	Owner	Rental
Single Family	5,469	3,938	1,074	457		
Mobile Home	2,094	1,536	378	180		
Multi-family	1,595	328	1,046	222		
Other						

TAXES

(Local)
Assessed Valuation: City: \$3,493,552.00 County: \$614,239,607.00

Tax Levy (mills) City: 50.30 County: 30.30 School: _____ Special Districts: _____

Property Taxes: City: 203,358.00 County: 25,810,815.00 Corporate and private properties assessed at 25% of

market value. Sales/Use Tax: 4.0 % Motor Vehicle Registration: State fees range \$5 to \$15. County fees calculated

at % of factory price adjusted by year of production. Special fuel powered pay \$50 extra. Wyoming has titles, no inspection.

(State)

Workmans' Compensation Rate: First 12 months \$10 one time fee, plus 5% of total gross wages. Thereafter, the rate could be either 4%, 1% or 1% depending on an employer's account balance.

Unemployment Compensation Rate: New employers for the first 24 months pay 5.4% plus any adjustment factors on a taxable wage base of \$9,525. Thereafter, employers are eligible for a computed, or reduced rate — 2.7 to 5.4%.

NO PERSONAL INCOME TAX
NO CORPORATE INCOME TAX

UTILITIES

Electricity: Suppliers: Pacific Power & Light Distributors: Pacific Power & Light
Residential Rates: summer-4.001¢ per KWH
~~max generating capacity:~~ winter-4.397¢ per KWH major energy sources: _____
industrial rates: () For commercial rates and additional information please contact
PP&L Box 700 Rawlins, WY 82301
Natural Gas: suppliers: KN Energy Distributors: Northern Gas Division
max capacity: 180 (mcf) peak demand: 420 (mcf) rating: 1050 Btu/cf
residential & industrial rates: () \$4.88 per MCF for first 10,000
Water: supplier: Town of Hanna sources: _____
max. daily capacity: 2 mil (GPD) 1700 (GPM) peak daily demand 1,000,000 (GPD)
ground storage: 144,000 (gals.) overhead storage: 1,000,000 (gals.) hardness of water: nil
industrial rates: () Contact Town of Hanna
Sewer: treatment plant: Surge Lagoon System capacity: _____ (MGD)
present load: _____ (MGD) solid waste disposal: Yes () No (x)
Other Fuels: Coal and Wooden Stoves

TRANSPORTATION

Highways: US 30 I-80 10 miles away
Railroad: Union Pacific passenger service: Yes () No (x)
Trucking: Firms/distance to nearest terminal 40 miles to Rawlins
Salt Creek Freightways WYCOFF Consolidated Freightways
Neuman Transit North Park Transportation
Airport: Hanna Municipal Airport
Runway length: 4800 ft. Type of surface Dirt lights/tower: Yes () No (x)
Airlines serving area: none
Daily flight: Yes () No (x) shuttle service: Yes () No (x) Fixed Base Operators/Air Taxi: n/a
Parcel service: US Postal Service & UPS Distance to terminal: in town
Bus service: Greyhound Bus Lines Local: Yes (x) No ()

LABOR ANALYSIS

Radius of labor drawing area (miles): 60 Available work force: 10,074

Unemployment rate: () 7.9 %

Distribution of labor force - Covered Employment ()

	No. Firms	No. Emp.	Avg. Weekly Wage
Agriculture, Forestry & Fisheries			
Mining	<u>51</u>	<u>1498</u>	<u>\$642.39</u>
Construction	<u>72</u>	<u>488</u>	<u>353.16</u>
Manufacturing	<u>22</u>	<u>326</u>	<u>506.56</u>
Trans. Comm. & Utilities	<u>48</u>	<u>511</u>	<u>432.80</u>
Wholesale Trade	<u>36</u>	<u>168</u>	<u>356.53</u>
Retail Trade	<u>158</u>	<u>1356</u>	<u>165.29</u>
Finance, Insurance, Real Estate	<u>42</u>	<u>271</u>	<u>324.54</u>
Services	<u>175</u>	<u>228</u>	<u>276.47</u>
Public Administration	<u>29</u>	<u>729</u>	<u>299.62</u>

Major Industry/Resources _____

Major Employers	Product	No. Employees
Carbon County Coal Company	Underground Coal	281
Arch Mineral Corporation	Strip Mining Coal	280
School District #1	Education	457
School District #2	Education	288
Sinclair Oil Corporation	Refinery	240
Carbon County Mem. Hospital	Medical	255
Wyoming State Penitentiary	Corrections	229
Carbon County	Government	137
Pathfinder Mines	Uranium	217

AVAILABLE INDUSTRIAL PROPERTIES

Name	Acreage Avail/Occ'd	*Improvements
------	------------------------	---------------

Contact Town Clerk

*E-Electric, G-Gas, W-water, S-sewer, RO-roads, RR-rail

LOCAL CONTACTS

Town Clerk
Town of Hanna
Box 99
Hanna, Wyoming 82327
(307) 325-9424

STATE CONTACTS

Industrial Development Division
Barrett Building, 3rd Floor
Cheyenne, WY 82002
(307) 777-7285

JOB SERVICE



Elevation 6,200 feet

JACKSON

58885-216) A

, WYOMING

1984

COMMUNITY PROFILE

The Jackson Hole Area Chamber of Commerce is happy to present you with this Community Profile. The Chamber is constantly producing surveys and information on the town of Jackson and Teton County. For further information contact us at the Wyoming Information Center at 532 N. Cache in Jackson. We are open 7 days a week from 8:30 am to 5:30 pm. We're here to serve you.

LOCATION

Nearby Cities/Distance (miles) Idaho Falls 96 Casper 287 Cheyenne 450
Denver 540 Salt Lake City 275 Phoenix 923 Seattle 850
San Francisco 996 Dallas 1,517 Omaha 901 Los Angeles 994

POPULATION

	~~CITY~~ TOWN	County	Growth Rate
1970	<u>2,101</u>	<u>4,823</u>	
1980	<u>4,504</u>	<u>9,354</u>	<u>9.4 %</u> (average annual - county)
1983			
~~1981~~	<u>4,805 (est.)</u>	<u>10,804 (est.)</u>	<u>5.17%</u> (average annual - county)

CLIMATE

Temperature: Annual Average 38 Monthly Average (January) 17.7 (July) 63.9

Precipitation: Annual Average 17.62 in Humidity: Annual Average 55%

Annual Average Rainfall 14½ in Annual Average Snowfall 150 in.

Prevailing Winds: Annual Average 5 mph Direction Southwest
60% summer

Sunshine Days: 40% winter Average Growing Season: 60 days

GOVERNMENT

Type: Mayor - Council; County Commission

4 in Highway Patrol Office

Police Personnel: 13 in Town; 31 deputized in Sheriffs Office Fire Personnel: Volunteer-115 in county
6 (town)

Fire Equipment: 22 trucks in county, of which 9 in town Insurance Rating: County varies

Extra ~~Police~~ & Fire Service Provided By: Teton Village Fire District

Planning Commission: Yes (☒) No (☐) Industrial Plan Approval: Yes (☒) No (☐) Zoning Regulations: Yes (☒) No (☐)

Industrial Revenue Bond Financing: Yes (☒) No (☐) IRB Limit: \$ None Repayment Period: None Yes

COMMUNITY SERVICES

Education	<u>schools</u>	<u>enrollment</u>	<u>teachers</u>	<u>teacher/pupil ratio</u>
Elementary	<u>6</u>	<u>1,244</u>	<u>84</u>	<u>1:15</u>
Jr. High Schools	<u>1</u>	<u>314</u>	<u>27</u>	<u>1:12</u>
High Schools	<u>1</u>	<u>499</u>	<u>50</u>	<u>1:10</u>
Colleges	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

Private and Parochial: 2 Vo-Tech: N/A Libraries: 1 Total Volumes: 31,000
1-Christian Science
Day Care Centers: 4 Churches: 21 Catholic: 2 Protestant: 13 Jewish: --- Other: 1-Jehovas Witness
Commercial: Shopping centers: 4 Department stores: --- ~~XXXX~~ ~~XXXXXXXX~~ 3- LDS
Hotel/Motels: 67 Total Rooms: 5,333 RV Parks: 11 Total Spaces: 850
Convention Facilities: 9 Capacity: 4,500
Financial Institutions: Banks: 3 Savings & Loans: 2 Finance Companies: 1 Credit Unions: ----
Medical Facilities: Hospitals: 1 Beds: 43 Clinics: N/A Beds: -- Nursing Homes: 1 Total Rooms: 12
Doctors: 24 Dentists: 7 Ambulance Services: St. Johns Hospital
Jackson Hole News(weekly)/Jackson Hole Daily News
Communications: Newspapers: Jackson Hole Guide (weekly) Daily: 1(season) Weekly: 2
Radio Stations: am: KSGT fm: KMTN public: N/A Cable TV: Yes (X) No ()
Mountain Bell
Channels: 19 Telephone service: AT&T Telegram service: Western Union
6-county, including 1 seasonal
Post Offices: 1-town Class: town-first class
Recreation: baseball fields: 5 tennis courts: 17 swimming pools: 1 golf courses: 1
Rodeo Grounds: 1 public 1
~~XXXXXXXXXX~~ bowling: 1 soccer fields: 1 volleyball courts: 1
skating rinks: 2 indoor movies: 2 outdoor movies: none YMCA N/A YWCA N/A
Number of parks: 11 Total acres: 68 Other: _____
Area Attractions/Distance: Yellowstone National Park - 55 mi.; Grand Teton National
Park - 5 mi. north of the town of Jackson; National Elk Refuge; National
Fish Hatchery; Wyoming Information Center.
Cultural Attractions Grand Teton Music Festival; many art galleries; Jackson is
a major Western art center

HOUSING

County Occupancy Characteristics of Housing Types, 1983

	Occupied Units			Seasonal Units For Sale ~~XXXXXXXX~~		
	Total	Owner	Rental	Total	Owner	Rental
Single Family	<u>3,173(est)</u>	<u>N/A</u>	<u>N/A</u>	<u>288 (est)</u>	<u>N/A</u>	<u>N/A</u>
Mobile Home	<u>483</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Multi-family	<u>1,792</u>	<u>N/A</u>	<u>N/A</u>	<u>14 (est)</u>	<u>N/A</u>	<u>N/A</u>
Other (seasonal)	<u>384</u>	<u>N/A</u>	<u>N/A</u>	<u>181 (est)</u>	<u>N/A</u>	<u>N/A</u>

TAXES

(Local) Town: _____
Assessed Valuation: ~~City~~ \$20,631,199 County: \$58,493,357
Town: _____
Tax Levy (mills) ~~City~~ None County: 12 School: 51.20 Special Districts: 3.43-11.43
levied: _____
Property Taxes: ~~XXXXXXXXXXXXXX~~ County: 3,862,766 Corporate and private properties assessed at 25% of
1967 replacement value: _____
Sales/Use Tax: 4% Motor Vehicle Registration: State fees range \$5 to \$15. County fees calculated

at % of factory price adjusted by year of production. Special fuel powered pay \$50 extra. Wyoming has titles, no inspection.

(State)

Workmans' Compensation Rate: First 12 months \$10 one time fee, plus 5% of total gross wages. Thereafter, the rate could be either 4½, 1¾ or 1% depending on an employer's account balance.

Unemployment Compensation Rate: New employers for the first 24 months pay 5.4% plus any adjustment factors on a taxable wage base of \$9,525. Thereafter, employers are eligible for a computed, or reduced rate — 2.7 to 5.4%.

NO PERSONAL INCOME TAX
NO CORPORATE INCOME TAX

UTILITIES

Electricity: Suppliers: Bonneville Power Administration Distributors: Lower Valley Power & Light

max. generating capacity: 1,500kw peak load: 80 mw major energy sources: hydro/coal/nuclear
commercial
XXXXXX rates: () 4.938¢/kwh

Natural Gas: suppliers: N/A Distributors: _____

max capacity: _____ (mcf) peak demand: _____ (mcf) rating: _____ Btu/cf

industrial rates: () _____

Water: supplier: Jackson Water System sources: 4 wells

max. daily capacity: 8 mil. (GPD) _____ (GPM) peak daily demand 6.5 mil (GPD)

ground storage: yes (gals.) overhead storage: N/A (gals.) hardness of water: moderately hard

industrial rates: () N/A

Sewer: treatment plant: Jackson Wastewater Treatment Plant capacity: 3.5 (MGD)

present load: 1.7 (MGD) solid waste disposal: Yes (X) No () (county)

Other Fuels: Propane

TRANSPORTATION

Highways: U.S. 26,89,189,191,287; Wyo.22

Railroad: N/A passenger service: Yes () No ()

Trucking: Firms/distance to nearest terminal Milne Trucking lines; Salt Creek Feightways;
Silver Trucking Inc.; United Parcel Service; Wycoff Co. Inc. (All local)

Airport: Jackson Hole Airport

Runway length: 6,300 Type of surface asphalt lights/tower: Yes (X) No ()

Airlines serving area: Frontier, Western

Daily flight: Yes (X) No () shuttle service: Yes () No (X) Fixed Base Operators/Air Taxi: Yes
Air-9 miles

Parcel service: Air freight/parcel; bus parcel; UPS; Federal Ex. Distance to terminal: others local

Bus service: 4 intra-county; 3 inter-city Local: Yes () No ()

LABOR ANALYSIS

Radius of labor drawing area (miles): 55 Available work force: July 83 - 9,919

Unemployment rate: (6/83) 5.4%

Distribution of labor force - Covered Employment 6/83

	<u>No. Firms</u>	<u>No. Emp.</u>	<u>Avg. Weekly Wage</u>
Agriculture, Forestry & Fisheries & Services	<u>327</u>	<u>3,698</u>	<u>\$205.99</u>
Mining	<u>7</u>	<u>22</u>	<u>386.10</u>
Construction	<u>123</u>	<u>673</u>	<u>317.33</u>
Manufacturing	<u>24</u>	<u>129</u>	<u>238.48</u>
Trans. Comm. & Utilities	<u>32</u>	<u>254</u>	<u>376.48</u>
Wholesale Trade	<u>19</u>	<u>111</u>	<u>396.88</u>
Retail Trade	<u>211</u>	<u>2,296</u>	<u>159.05</u>
Finance, Insurance, Real Estate	<u>50</u>	<u>278</u>	<u>283.14</u>
Services included in agri/forestry/fish	<u> </u>	<u> </u>	<u> </u>
Public Administration	<u>11</u>	<u>246</u>	<u>317.97</u>

Major Industry/Resources

<u>Major Employers</u>	<u>Product</u>	<u>No. Employees</u>
Grand Teton Lodge Company	Tourism	958 (summer)
Teton County School District	Education	282
Jackson Hole Ski Corp	Tourism	250 (winter)
St. Johns Hospital	Health Care	211
Grand Targhee Resort	Tourism	149 (winter)
Americana Snow King Resort	Tourism	134 (winter)
Signal Mountain Lodge	Tourism	125
Wort Hotel	Tourism	122

AVAILABLE INDUSTRIAL PROPERTIES

<u>Name</u>	<u>Acreage Avail/Qcc'd</u>	<u>*Improvements</u>
South Park Service Center	15	G,W,S,R0
Wilson Industrial Park	8	G,W,S,R0

* E-Electric, G-Gas, W-water, S-sewer, RO-roads, RR-rail

LOCAL CONTACTS

Jackson Hole Area Chamber
of Commerce
Box E
Jackson, Wyoming 83001
(307) 733-3316

STATE CONTACTS

**Industrial Development Division
Barrett Building, 3rd Floor
Cheyenne, WY 82002
(307) 777-7285**

JOB SERVICE

Job Service of Wyoming
Box 1003
Jackson, WY 83001
(307) 733-4091



Elevation 5,357

58885-2 (u) A

LANDER, WYOMING
1984
COMMUNITY PROFILE

LOCATION

Nearby Cities/Distance

Denver 350 Salt Lake City 300 Phoenix 1,019 Seattle 1,101
San Francisco 1,060 Dallas 1,156 Omaha 767 Los Angeles 1,025

POPULATION

	<u>City</u>	<u>County</u>	<u>Growth Rate</u>
1970	<u>7,658</u>	<u>28,352</u>	
1980	<u>8,330</u>	<u>40,251</u>	<u>42</u> %
1982	<u>8,300</u>	<u>41,071</u>	<u>2</u> %

CLIMATE

Temperature: Annual Average 44.4° Monthly Average (January) 19.6° (July) 70.6°

Precipitation: Annual Average 13.58 in Humidity: Annual Average 53%

Annual Average Rainfall _____ Annual Average Snowfall 104.2 in.

Prevailing Winds: Annual Average 7 mph Direction Southwest

Sunshine Days: 114 Average Growing Season: 126 days
124 ptly. sunny

GOVERNMENT

Type: Mayor-Council System

Police Personnel: 26 Fire Personnel: 38 volunteer

Fire Equipment: 2 fire engines plus rescue unit Insurance Rating: 7

Extra Police & Fire Service Provided By: volunteer

Planning Commission: Yes (☒) No (☐) Industrial Plan Approval: Yes (☐) No (☐) Zoning Regulations: Yes (☒) No (☐)

Industrial Revenue Bond Financing: Yes (☒) No (☐) IRB Limit: \$ N/A Repayment Period: 20 Yes

COMMUNITY SERVICES

<u>Education</u>	<u>schools</u>	<u>enrollment</u>	<u>teachers</u>	<u>teacher/pupil ratio</u>
Elementary	<u>3</u>	<u>1,107</u>	<u>76</u>	<u>13:1</u>
Jr. High Schools	<u>1</u>	<u>350</u>	<u>29</u>	<u>13:1</u>
High Schools	<u>1</u>	<u>739</u>	<u>68</u>	<u>13:1</u>
Central WY College Colleges Ext.	<u>1</u>	<u>700</u>	<u>55</u>	<u>13:1</u>

Private and Parochial: 1 Vo-Tech: _____ Libraries: 1 Total Volumes: 50,000

Day Care Centers: 3 Churches: 19 Catholic: 1 Protestant: 18 Jewish: _____ Other: _____

Commercial: Shopping centers: _____ Department stores: 4 Hotels: 1 Total Rooms: 5

Motels: 11 Total Rooms: 204 RV Parks: 3 Total Spaces: 120

Convention Facilities: 1 Capacity: 350

Financial Institutions: Banks: 3 Savings & Loans: 1 Finance Companies: _____ Credit Unions: 3

Medical Facilities: Hospitals: 1 Beds: 107 Clinics: 4 Beds: _____ Nursing Homes: 1 Total Rooms: 32

Doctors: 40 Dentists: 8 Ambulance Services: 2 Volunteer Units/EMT's _____

Communications: Newspapers: Wyoming State Journal Daily: _____ Weekly: Bi-weekly

Radio Stations: am: KOVE fm: KDLY public: _____ Cable TV: Yes (x) No ()

Channels: 7 Telephone service: Mtn. Bell Telegram service: Western Union

Post Offices: 1 Class: _____

Recreation: baseball fields: 3 tennis courts: 2 swimming pools: 1 golf courses: 1

auto race tracks: _____ bowling: 1 soccer fields: 2 volleyball courts: 2

skating rinks: 1 indoor movies: 1 outdoor movies: 1 YMCA _____ YWCA _____

Number of parks: 3 Total acres: 120 Other: _____

Area Attractions/Distance: Sinks Canyon-7 mi.; Atlantic City-30 mi.; South Pass-33 mi.;

Local: Wyoming State Winter Fair; Pioneer Days; Old-Timer's Rodeo; One-Shot

Antelope Hunt; Jackpot Air Race

Cultural Attractions: Ft. Washakie Trading Post-18 mi.; Shoshone Sun Dance-20 mi.;

Arapahoe PowWow-20 mi.; Pioneer Museum-local; Annual Symphony Orchestra-local;

Community Concert Association-local; Library Cultural Program

HOUSING

County Occupancy Characteristics of Housing Types, 1983

	Occupied Units			Vacant Units For Sale or For Rent		
	Total	Owner	Rental	Total	Owner	Rental
Single Family	<u>8,927</u>	<u>8,128</u>	<u>799</u>	<u>310</u>	<u>282</u>	<u>28</u>
Mobile Home	<u>2,169</u>	<u>2,048</u>	<u>121</u>	<u>75</u>	<u>71</u>	<u>4</u>
Multi-family	<u>1,451</u>	<u>230</u>	<u>1,221</u>	<u>5</u>	<u>8</u>	<u>43</u>
Other	<u>1,150</u>	<u>83</u>	<u>67</u>	<u>5</u>	<u>3</u>	<u>2</u>

TAXES

(Local)

Assessed Valuation: City: \$15,217,568 County: \$512,014,667

Tax Levy (mills) City: 10.09 County: 38.88 School: and Special Districts: 26.88

Property Taxes: City: \$1,535,452 County: \$31,600,401 Corporate and private properties assessed at 25% of 1967 replacement cost.

Sales/Use Tax: 3 % Motor Vehicle Registration: State fees range \$5 to \$15. County fees calculated

at % of factory price adjusted by year of production. Special fuel powered pay \$50 extra. Wyoming has titles, no inspection.

(State)

Workmans' Compensation Rate: First 12 months \$10 one time fee, plus 5% of total gross wages. Thereafter, the rate could be either 4½, 1¾ or 1% depending on an employer's account balance.

Unemployment Compensation Rate: New employers for the first 24 months pay 5.4% plus any adjustment factors on a taxable wage base of \$9,525. Thereafter, employers are eligible for a computed, or reduced rate — 2.7 to 5.4%.

NO PERSONAL INCOME TAX
NO CORPORATE INCOME TAX

UTILITIES

Electricity: Suppliers: Pacific Power & Light Distributors: Same

max. generating capacity: _____ peak load: _____ major energy sources: Boysen Dam/40,000 kw

industrial rates: (02/84) 100 kw or less - 155 per month

Natural Gas: suppliers: Northern Utilities, Inc. Distributors: Northern Utilities

max capacity: 6-7 mcf (mcf) peak demand: 3 mcf/day (mcf) rating: 5.29 Btu/cf

industrial rates: () Negotiated contracts from January 1 to January 1

Water: supplier: Municipal Water Source sources: _____

max. daily capacity: 7 mg/day (GPD) _____ (GPM) peak daily demand 6.5 M (GPD)

ground storage: 1,070,000 (gals.) overhead storage: _____ (gals.) hardness of water: soft

industrial rates: () \$5.50/quarter

Sewer: treatment plant: Lagoon oxidation ponds capacity: 10,000 ^{population} (MGD)

present load: 8,000 (MGD) solid waste disposal: Yes () No ()

Other Fuels: _____

TRANSPORTATION

Highways: U.S. 287; State 789, 28, 132

Railroad: _____ passenger service: Yes () No ()

Trucking: Firms/distance to nearest terminal DLR Freight - local

Edson Freightways Salt Creek Freightways - 23 miles

Airport: Hunt Field

Runway length: 4,888 ft. Type of surface asphalt lights/tower: Yes (x) No ()

Airlines serving area: Lander Airways; commercial service available in Riverton - 24 miles

Daily flight: Yes () No (x) shuttle service: Yes (x) No () Fixed Base Operators/Air Taxi: 1

Parcel service: United Parcel Service Distance to terminal: 23 miles

Bus service: Zanetti Bus and Fast Express Local: Yes (x) No ()

LABOR ANALYSIS

Radius of labor drawing area (miles): 30 Available work force: 17,916

Unemployment rate: (^{12/}83) 10.9%

Distribution of labor force - Covered Employment (^{06/}83)

	No. Firms	No. Emp.	Avg. Weekly Wage
Agriculture, Forestry & Fisheries	<u>28</u>	<u>115</u>	<u>\$160.25</u>
Mining	<u>82</u>	<u>1,913</u>	<u>\$498.95</u>
Construction	<u>189</u>	<u>982</u>	<u>\$349.66</u>
Manufacturing	<u>41</u>	<u>572</u>	<u>\$301.88</u>
Trans. Comm. & Utilities	<u>79</u>	<u>706</u>	<u>\$357.38</u>
Wholesale Trade	<u>78</u>	<u>531</u>	<u>\$315.56</u>
Retail Trade	<u>292</u>	<u>2,515</u>	<u>\$188.18</u>
Finance, Insurance, Real Estate	<u>75</u>	<u>435</u>	<u>\$252.83</u>
Services	<u>341</u>	<u>4,444</u>	<u>\$320.77</u>
Public Administration	<u>28</u>	<u>717</u>	<u>\$306.50</u>

Major Industry/Resources mining, petroleum, agriculture

Major Employers	Product	No. Employees
Wy. State Training School	health services	589
Lander Valley Reg. Medical Cntr.	health services	259
Brasel & Simms Construction	construction	200-S - 47-W
National Outdoor Leadership Sch.	outdoor recreation	70
Wy. Highway Department	highways	50
Safeway Stores, Inc.	groceries	43
Alco Stores, Inc.	retail merchant	28
Pamida, Inc.	retail merchant	27
High Country Construction	construction	20

AVAILABLE INDUSTRIAL PROPERTIES

Name	Acreage Avail/Occ'd	*Improvements
Lander Industrial Park	55 acres	E, G, W, S, RO
DeLozier Brothers Ind. Park	45 acres	E, G, W, S, RO
Lander Technical Park	170 acres	undeveloped

* E-Electric, G-Gas, W-water, S-sewer, RO-roads, RR-rail

LOCAL CONTACTS

Lander Area Chamber of Commerce
160 North First Street
Lander, Wyoming 82520
(307) 332-3892

STATE CONTACTS

Industrial Development Division
Barrett Building, 3rd Floor
Cheyenne, WY 82002
(307) 777-7285

JOB SERVICE

Lander Job Service
615 Main Street
Lander, Wyoming 82520
(307) 332-5336



Elevation 4,334

NEWCASTLE

88885-2 (u) A

, WYOMING

1984

COMMUNITY PROFILE

Newcastle, the county seat of Weston County is nestled in the foothills of the beautiful Black Hills. As a playground, it is comparable to any place, scenic beauty is unexcelled. Fishing, hunting, snow or water skiing, swimming, boating, snowmobiling; whatever you have in mind, we have it to do. To the West the prairies stretch in never-ending beauty and change, no matter what time of day, the ever changing colors are a challenge to the spectator.

LOCATION

Nearby Cities/Distance

Denver 335 Salt Lake City 700 Phoenix 1,233 Seattle 1,127
San Francisco 1,217 Dallas 1,172 Omaha 650 Los Angeles 1,277

POPULATION

	<u>City</u>	<u>County</u>	<u>Growth Rate</u>
1970	<u>3,432</u>	<u>6,307</u>	
1980	<u>3,549</u>	<u>8,100</u>	<u>28</u> %
1982	<u>3,650</u>	<u>8,276</u>	<u>2</u> %

CLIMATE

Temperature: Annual Average 46.7° Monthly Average (January) 23° (July) 73°

Precipitation: Annual Average 26.5 in. Humidity: Annual Average 45%

Annual Average Rainfall 13.90 in. Annual Average Snowfall 34 in.

Prevailing Winds: Annual Average 5.6 mph Direction Northwest

Sunshine Days: 340 Average Growing Season: 145 days

GOVERNMENT

Type: Mayor-Council

Mutual Agreement with Custer Co., SD

Police Personnel: 12

Fire Personnel: 40

Fire Protection Agreement - Weston, Crook and Campbell Counties.

Fire Equipment: 2 pumpers-750 gal./minute; pump-500 gal. tank Insurance Rating: 8

1-4x4 quick attack-500 gal; 250 gal./minute pump, 2 personnel vans

Extra Police & Fire Service Provided By: Mutual agreement with County & State Highway Patrol

Planning Commission: Yes (☒) No (☐) Industrial Plan Approval: Yes (☒) No (☐) Zoning Regulations: Yes (☒) No (☐)

Industrial Revenue Bond Financing: Yes (☐) No (☒) IRB Limit: \$ Repayment Period: Yes

COMMUNITY SERVICES

<u>Education</u>	<u>schools</u>	<u>enrollment</u>	<u>teachers</u>	<u>teacher/pupil ratio</u>
Elementary	<u>1</u>	<u>714</u>	<u>44</u>	<u>1:16</u>
Jr. High Schools	<u>1</u>	<u>188</u>	<u>12</u>	<u>1:15</u>
High Schools	<u>1</u>	<u>330</u>	<u>37</u>	<u>1:8</u>
Private School	<u>1</u>	<u>8</u>	<u>1</u>	<u>1:8</u>
Colleges				

Private and Parochial: 1 Vo-Tech: _____ Libraries: 1 Total Volumes: 37,000

Day Care Centers: 1 Churches: 13 Catholic: 1 Protestant: _____ Jewish: _____ Other: 1

Commercial: Shopping centers: mini-mall Department stores: 3 Hotels: 1 Total Rooms: 13

Motels: 12 Total Rooms: 209 RV Parks: 1 Total Spaces: 45 plus tenting spaces

Convention Facilities: 2 Capacity: 250

Financial Institutions: Banks: 2 Savings & Loans: 1 Finance Companies: _____ Credit Unions: _____

Medical Facilities: Hospitals: 1 Beds: 30 Clinics: 3 Beds: _____ Nursing Homes: 1 Total Rooms: 41 beds

Doctors: 4 Dentists: 3 Ambulance Services: McColleys
1 P.A.

Communications: Newspapers: News Letter Journal Daily: _____ Weekly: x

Radio Stations: am: x fm: _____ public: _____ Cable TV: Yes (x) No ()

Channels: 12 Telephone service: Mtn. Bell Telegram service: 1-800-257-2241

Post Offices: 1 Class: First Class

Recreation: baseball fields: 4 tennis courts: 2 swimming pools: 1 golf courses: 1

auto race tracks: _____ bowling: 1 soccer fields: _____ volleyball courts: _____

skating rinks: 1 indoor movies: 1 outdoor movies: _____ YMCA _____ YWCA _____

Number of parks: 4 Total acres: 8 Other: Mallo Camp Recreational Facility

Area Attractions/Distance: Devil's Tower Nat'l Monument-75 mi.; Accidental Oil Co.-local;
Jewel Cave-27 mi.; Custer State Park-44 mi.; Mt. Rushmore Nat'l Monument-59 mi.;
Black Hills Nat'l Forest-10 mi.; Spearfish Canyon and Roughlock Falls-45 mi.

Cultural Attractions: Anna Miller Museum, Northeastern Wyoming Performing Arts
Council, Accidental Oil Company tour and display

HOUSING

County Occupancy Characteristics of Housing Types, 1983

	Occupied Units			Vacant Units For Sale or For Rent		
	Total	Owner	Rental	Total	Owner	Rental
Single Family	<u>2,346</u>	<u>1,760</u>	<u>357</u>	<u>229</u>		
Mobile Home	<u>739</u>	<u>528</u>	<u>104</u>	<u>108</u>		
Multi-family	<u>481</u>	<u>101</u>	<u>272</u>	<u>109</u>		
Other						

TAXES

(Local)

Assessed Valuation: City: 7,571,979 County: 126,839,423

Tax Levy (mills) City: 78.971 No. 1 County: 62.739 No. 7 School: 58.850 Upton Special Districts: 66.850

Property Taxes: City: 597,967 County: 7,941,486 Corporate and private properties assessed at 25% of 1967 replacement cost.

Sales/Use Tax: 4 % Motor Vehicle Registration: State fees range \$5 to \$15. County fees calculated

at % of factory price adjusted by year of production. Special fuel powered pay \$50 extra. Wyoming has titles, no inspection.

(State)

Workmans' Compensation Rate: First 12 months \$10 one time fee, plus 5% of total gross wages. Thereafter, the rate could be either 4%, 1% or 1% depending on an employer's account balance.

Unemployment Compensation Rate: New employers for the first 24 months pay 5.4% plus any adjustment factors on a taxable wage base of \$9,525. Thereafter, employers are eligible for a computed, or reduced rate — 2.7 to 5.4%.

NO PERSONAL INCOME TAX
NO CORPORATE INCOME TAX

UTILITIES

Electricity: Suppliers: Tri-County Electric
Black Hills Power & Light Distributors: Same
max. generating capacity: 24 mgw peak load: 5 mgw major energy sources: coal generators
162 coal & 92 diesel
industrial rates: () Available - large or small
Natural Gas: suppliers: McCullough Distributors: Petrolane- Newcastle
max capacity: ample (mcf) peak demand: 1,648,000 (mcf) rating: 11.76 Btu/cf - yearly average
industrial rates: () Same rate - industrial and residential
Water: supplier: City of Newcastle sources: Deep artisian wells
& Madison Formation
max. daily capacity: 2,200 (GPD) 3,168,000 (BPM) peak daily demand 4,000 (GPD)
ground storage: 2,500,000 (gals.) overhead storage: _____ (gals.) hardness of water: 275 ppm
industrial rates: () Contact supplier for rates
Sewer: treatment plant: Sewer lagoon system capacity: 0.39 (MGD)
present load: .045 (MGD) solid waste disposal: Yes (☒) No (☐) NOTE: Treatment facility is await-
ing funding to upgrade on revisions
Other Fuels: coal, wood, diesel fuel of the law that may lower outfall
requirements.

TRANSPORTATION

Highways: U.S. 16 & 85; State 450
Railroad: Burlington Northern passenger service: Yes (☐) No (☒)
Trucking: Firms/distance to nearest terminal Dixon Brothers, Inc.; Johnston's Fuel Liners;
Patton Trucking; Shuck Trucking; Ross Transfer - Newcastle; Salt Creek Freightways -
Gillette
Airport: Mondell Airport - 6 miles west of Newcastle is under the direction of an
appointed board - classed as a general utility field by the FAA
Runway length: 5,300 ft Type of surface paved lights/tower: Yes (☐) No (☐) lights - yes
tower - no
Airlines serving area: Commercial services available in Gillette, WY and Rapid City, SD
Daily flight: Yes (☐) No (☒) shuttle service: Yes (☐) No (☒) Fixed Base Operators/Air Taxi: Fixed Base Operators
Parcel service: United Parcel Service Distance to terminal: Gillette - 77 mi.
Bus service: Trailways Local: Yes (☒) No (☐)

LABOR ANALYSIS

Radius of labor drawing area (miles): 25 Available work force: 3,750

Unemployment rate: () 6.4 %

Distribution of labor force - Covered Employment ()

	No. Firms	No. Emp.	Avg. Weekly Wage
Agriculture, Forestry & Fisheries	<u>58</u>	<u>500</u>	<u>\$336.91</u>
Mining	<u>51</u>	<u>1,003</u>	<u>\$422.16</u>
Construction	<u>40</u>	<u>243</u>	<u>\$253.34</u>
Manufacturing	<u>17</u>	<u>238</u>	<u>\$343.35</u>
Trans. Comm. & Utilities	<u>26</u>	<u>249</u>	<u>\$399.13</u>
Wholesale Trade	<u>12</u>	<u>70</u>	<u>\$365.91</u>
Retail Trade	<u>61</u>	<u>439</u>	<u>\$186.21</u>
Finance, Insurance, Real Estate	<u>11</u>	<u>77</u>	<u>\$232.48</u>
Services	<u>58</u>	<u>500</u>	<u>\$184.58</u>
Public Administration	<u>13</u>	<u>146</u>	<u>\$252.48</u>

Major Industry/Resources agriculture, petroleum, timber, mining

Major Employers	Product	No. Employees
<u>Kerr-McGee Coal Co.</u>	<u>coal mine</u>	<u>40% from Newcastle - 319 total</u>
<u>Udike Brothers</u>	<u>oil well servicing</u>	<u>90-100</u>
<u>Farnsworth & Kaiser</u>	<u>oil well servicing</u>	<u>60-100</u>
<u>School District #1</u>	<u>education</u>	<u>92</u>
<u>Cambria Forest Products</u>	<u>wood products</u>	<u>75</u>
<u>Fountain Motor Inn</u>	<u>motel/restaurant</u>	<u>75</u>
<u>Weston Co. Memorial Hospital</u>	<u>hospital</u>	<u>69</u>
<u>Wyoming Refining</u>	<u>oil refinery</u>	<u>67</u>
<u>Johnston's Fuel Liners</u>	<u>trucking firm</u>	<u>64</u>
<u>Dixon Brothers Trucking</u>	<u>trucking firm</u>	<u>45</u>
<u>Weston County Manor</u>	<u>rest home</u>	<u>36</u>

AVAILABLE INDUSTRIAL PROPERTIES

Name	Acreage Avail/Occ'd	*Improvements
<u>Louis Doell</u>	<u>25 a./ 6 / 19</u>	<u>E, G, S, W, RO, RR</u>
<u>Railroad Park Area</u>	<u>19 a./ 9 / 10</u>	<u>E, G, S, W, RO, RR</u>
<u>West Saddle Subdivision</u>	<u>12 a./ 11 / 1</u>	<u>E, G, S, W, RO</u>
<u>Refinery Tract</u>	<u>23 a./ 5 / 18</u>	<u>E, G, S, W, RO, RR</u>

*E-Electric, G-Gas, W-water, S-sewer, RO-roads, RR-rail

LOCAL CONTACTS

Newcastle Area Chamber
of Commerce
113 West Main
Newcastle, Wyoming 82701
(307) 746-2739

STATE CONTACTS

Industrial Development Division
Barrett Building, 3rd Floor
Cheyenne, WY 82002
(307) 777-7285

JOB SERVICE

Job Service Center
312 Miller Avenue
Gillette, Wyoming 82716
(307) 682-9313



Elevation 6,567 feet

MEDICINE BOW

8885-2(u) A

, WYOMING

1984

COMMUNITY PROFILE

LOCATION

Nearby Cities/Distance

Denver 200 Salt Lake City 341 Phoenix 989 Seattle 1,167
San Francisco 1,093 Dallas 970 Omaha 596 Los Angeles 1,056

POPULATION

	<u>City</u>	<u>County</u>	<u>Growth Rate</u>
1970	<u>455</u>	<u>13,354</u>	
1980	<u>953</u>	<u>21,896</u>	<u>64</u> %
1982	<u>850</u>	<u>19,388</u>	<u> </u> %

CLIMATE

Temperature: Annual Average 45 Monthly Average (January) 25 (July) 65

Precipitation: Annual Average 11 in. Humidity: Annual Average

Annual Average Rainfall 7.2 in. Annual Average Snowfall 4.2 in.

Prevailing Winds: Annual Average 15 m.p.h. Direction Southwest

Sunshine Days: 340 Average Growing Season: 97 days

GOVERNMENT

Type: Mayor-Town Council

Police Personnel: 7 full time Fire Personnel: 13 volunteers

Fire Equipment: 2 city trucks and 2 county trucks Insurance Rating: 9

Extra Police & Fire Service Provided By: Carbon County Sheriff's Office, Wyoming Highway Patrol

Planning Commission: Yes (X) No () Industrial Plan Approval: Yes (X) No () Zoning Regulations: Yes (X) No ()

Industrial Revenue Bond Financing: Yes () No (X) IRB Limit: \$ Repayment Period: Yes

COMMUNITY SERVICES

<u>Education</u>	<u>schools</u>	<u>enrollment</u>	<u>teachers</u>	<u>teacher/pupil ratio</u>
Elementary	<u>1</u>	<u>104</u>	<u>10</u>	<u> </u>
Jr. High Schools	<u>1</u>	<u> </u>	<u>5</u>	<u> </u>
High Schools	<u>1</u>	<u>101</u>	<u>10</u>	<u> </u>
Colleges	<u>1 -University of Wyoming, Laramie, 57 miles east</u>			

Private and Parochial: _____ Vo-Tech: _____ Libraries: 1 Total Volumes: 3,000

Day Care Centers: _____ Churches: 5 Catholic: 1 Protestant: 4 Jewish: _____ Other: _____

Commercial: Shopping centers: _____ Department stores: _____ Hotels: 1 Total Rooms: 16

Motels: 2 Total Rooms: 36 RV Parks: _____ Total Spaces: _____

Convention Facilities: _____ Capacity: _____

Financial Institutions: Banks: 1 Savings & Loans: _____ Finance Companies: _____ Credit Unions: _____

Medical Facilities: Hospitals: _____ Beds: _____ Clinics: 1 Beds: _____ Nursing Homes: _____ Total Rooms: _____

Physician Assistant 1
Doctors: _____ Dentists: _____ Ambulance Services: _____

Communications: Newspapers: The Medicine Bow Post Daily: _____ Weekly: X

Radio Stations: am: X fm: X public: _____ Cable TV: Yes (X) No ()

Channels: 10 Telephone service: Independent Telegram service: no

Post Offices: 1 Class: Third

Recreation: baseball fields: 1 tennis courts: 2 swimming pools: 1 golf courses: _____

auto race tracks: _____ bowling: _____ soccer fields: _____ volleyball courts: _____

skating rinks: _____ indoor movies: _____ outdoor movies: _____ YMCA _____ YWCA _____

Number of parks: 2 Total acres: _____ Other: _____

Area Attractions/Distance: Medicine Bow Wind Energy Project (with world's most powerful wind turbine), 6
miles southwest; Virginian Hotel (National Historic Place)

Cultural Attractions: Medicine Bow Museum (National Historic Place)

HOUSING

County Occupancy Characteristics of Housing Types, 1983

	Occupied Units			Vacant Units For Sale or For Rent		
	Total	Owner	Rental	Total	Owner	Rental
Single Family	<u>5,469</u>	<u>3,938</u>	<u>1,074</u>	<u>457</u>	_____	_____
Mobile Home	<u>2,094</u>	<u>1,536</u>	<u>378</u>	<u>180</u>	_____	_____
Multi-family	<u>1,595</u>	<u>328</u>	<u>1,046</u>	<u>222</u>	_____	_____
Other	_____	_____	_____	_____	_____	_____

TAXES

(Local)

Assessed Valuation: City: \$10,161,128 County: _____

Tax Levy (mills) City: 8.000 County: 13.080 School: 51.500 Special Districts: _____

Property Taxes: City: \$69,544 County: \$37,132,797 Corporate and private properties assessed at 25% of 1967 replacement cost.

Sales/Use Tax: 4 % Motor Vehicle Registration: State fees range \$5 to \$15. County fees calculated

at % of factory price adjusted by year of production. Special fuel powered pay \$50 extra. Wyoming has titles, no inspection.

(State)

Workmans' Compensation Rate: First 12 months \$10 one time fee, plus 5% of total gross wages. Thereafter, the rate could be either 4½, 1¾ or 1% depending on an employer's account balance.

Unemployment Compensation Rate: New employers for the first 24 months pay 5.4% plus any adjustment factors on a taxable wage base of \$9,525. Thereafter, employers are eligible for a computed, or reduced rate — 2.7 to 5.4%.

NO PERSONAL INCOME TAX
NO CORPORATE INCOME TAX

UTILITIES

Electricity: Suppliers: Hot Springs County REA Distributors: same
max. generating capacity: _____ peak load: _____ major energy sources: WAPA
industrial rates: () \$12.25 per kw of billing demand. Energy charge is \$0.02146 per kwh
Natural Gas: suppliers: K-N Energy Co. Distributors: Northern Gas Division
max capacity: _____ (mcf) peak demand: _____ (mcf) rating: _____ Btu/cf
industrial rates: () \$3.2440 per mcf in excess of 50,000 cu. ft.
Water: supplier: Town Of Medicine Bow sources: Madison/Casper
Formation
max. daily capacity: _____ (GPD) _____ (GPM) peak daily demand _____ (GPD)
ground storage: none (gals.) overhead storage: _____ (gals.) hardness of water: _____
industrial rates: () Contact supplier for rates
Sewer: treatment plant: _____ capacity: _____ (MGD)
present load: _____ (MGD) solid waste disposal: Yes () No ()
Other Fuels: _____

TRANSPORTATION

Highways: U.S. 30 and Highway 487
Railroad: Union Pacific - (call Laramie depot, 745-8928) passenger service: Yes () No (X)
Trucking: Firms/distance to nearest terminal 55 miles away

Airport: Medicine Bow Airport
Runway length: 4,100 ft. Type of surface Dirt lights/tower: Yes () No (X)
Airlines serving area: Frontier Airlines, Laramie, 55 miles east
Daily flight: Yes (X) No () shuttle service: Yes () No () Fixed Base Operators/Air Taxi: _____
Parcel service: U.S. Postal Service and United Parcel Service Distance to terminal: Medicine Bow
Daily delivery into
Bus service: Greyhound Bus Lines Local: Yes () No (X)

LABOR ANALYSIS

Radius of labor drawing area (miles): 60 Available work force: 10,000

Unemployment rate: () %

Distribution of labor force - Covered Employment (6/83)

	<u>No. Firms</u>	<u>No. Emp.</u>	<u>Avg. Weekly Wage</u>
Agriculture, Forestry & Fisheries	<u>175</u>	<u>2,323</u>	<u>276.47</u>
Mining	<u>51</u>	<u>1,480</u>	<u>642.39</u>
Construction	<u>72</u>	<u>631</u>	<u>353.16</u>
Manufacturing	<u>22</u>	<u>347</u>	<u>506.56</u>
Trans. Comm. & Utilities	<u>48</u>	<u>532</u>	<u>432.80</u>
Wholesale Trade	<u>35</u>	<u>164</u>	<u>356.53</u>
Retail Trade	<u>158</u>	<u>1,448</u>	<u>165.29</u>
Finance, Insurance, Real Estate	<u>42</u>	<u>275</u>	<u>324.54</u>
Services	<u> </u>	<u> </u>	<u> </u>
Public Administration	<u>29</u>	<u>764</u>	<u>299.62</u>

Major Industry/Resources Coal, uranium

<u>Major Employers</u>	<u>Product</u>	<u>No. Employees</u>
Arch Mineral Corporation	Coal	
Rosebud Coal Sales Co.	Coal	
Carbon County Coal	Coal	
Getty Oil Co.	Uranium	
Pathfinder Mines Corp.	Uranium	
Carbon County School District No. 2	Education	

AVAILABLE INDUSTRIAL PROPERTIES

<u>Name</u>	<u>Acreage Avail/ Occ'd</u>	<u>*Improvements</u>

*E-Electric, G-Gas, W-water, S-sewer, RO-roads, RR-rail

LOCAL CONTACTS

Medicine Bow Area Chamber
of Commerce
Box 456
Medicine Bow, WY 82329
(307) 329-2234

STATE CONTACTS

Industrial Development Division
Dept. of Economic Planning and
Development
Barrett Building
Cheyenne, Wyoming 82002
(307) 777-7285

JOB SERVICE

Rawlins Job Service
112 Fifth Street
Box 70
Rawlins, Wyoming 82301
(307) 324-3485



Elevation 5,047

PINE BLUFFS

58885-2 (u) A

, WYOMING

1984

COMMUNITY PROFILE

LOCATION

Nearby Cities/Distance

Denver 141 Salt Lake City 476 Phoenix 981 Seattle 1,285
San Francisco 1,232 Dallas 921 Omaha 461 Los Angeles 1,164

POPULATION

	<u>City</u>	<u>County</u>	<u>Growth Rate</u>
1970	<u>937</u>	<u>56,630</u>	<u>19.8</u> - City
1980	<u>1,123</u>	<u>68,649</u>	<u>21.2</u> % - County
			<u>(4.2)</u> - City
1982	<u>1,077</u>	<u>70,467</u>	<u>2.6</u> % - County
		<u>(Projected)</u>	

CLIMATE

Temperature: Annual Average 64.9° Monthly Average (January) 26.5° (July) 72.4°

Precipitation: Annual Average 14.5 in Humidity: Annual Average 51%

Annual Average Rainfall _____ Annual Average Snowfall 35.3 in.

Prevailing Winds: Annual Average 13 mph Direction Out of the Northwest

Sunshine Days: 344 Average Growing Season: 147 days

GOVERNMENT

Type: Mayor-Council System

Police Personnel: 1 Chief; 2 Officers Fire Personnel: 20-man Volunteer Unit

Fire Equipment: 1 city truck; 1 county tanker; 1 personnel carrier Insurance Rating: 7

Extra Police & Fire Service Provided By: Sheriff's Office

Planning Commission: Yes (☒) No (☐) Industrial Plan Approval: Yes (☒) No (☐) Zoning Regulations: Yes (☒) No (☐)
depends on

Industrial Revenue Bond Financing: Yes (☒) No (☐) IRB Limit: \$ none Repayment Period: amount Yes

COMMUNITY SERVICES

<u>Education</u>	<u>schools</u>	<u>enrollment</u>	<u>teachers</u>	<u>teacher/pupil ratio</u>
Elementary	<u>1</u>	<u>175</u>	<u>16</u>	<u>15:1</u>
Jr. High Schools	<u>1</u>	<u>55</u>	<u>21</u>	<u>8:4</u>
High Schools	<u>1</u>	<u>96</u>	<u>21</u>	<u>6:4</u>
Colleges	<u>none</u>			

Private and Parochial: _____ Vo-Tech: _____ Libraries: 1 Total Volumes: 8,250

Day Care Centers: 1 Churches: 6 Catholic: 1 Protestant: 5 Jewish: _____ Other: 1

Commercial: Shopping centers: _____ Department stores: _____ Hotels: _____ Total Rooms: _____

Motels: 2 Total Rooms: 48 RV Parks: 1 Total Spaces: 75

Convention Facilities: 1 Capacity: 450

Financial Institutions: Banks: 1 Savings & Loans: _____ Finance Companies: _____ Credit Unions: _____

Medical Facilities: Hospitals: _____ Beds: _____ Clinics: _____ Beds: _____ Nursing Homes: _____ Total Rooms: _____
Volunteer E.M.T.

Doctors: 1 Dentists: 1 Ambulance Services: Pine Bluffs Ambulance Service
Complete medical facilities available in Cheyenne (40 miles)

Communications: Newspapers: Pine Bluffs Post Daily: _____ Weekly: x 2,000 circ.

Radio Stations: am: _____ fm: _____ public: _____ Cable TV: Yes (x) No ()

Channels: 10 Telephone service: Yes Telegram service: No

Post Offices: 1 Class: Second Class

Recreation: baseball fields: 1 tennis courts: 1 swimming pools: 1 golf courses: 1

auto race tracks: _____ bowling: 1 soccer fields: _____ volleyball courts: _____

skating rinks: _____ indoor movies: _____ outdoor movies: _____ YMCA _____ YWCA _____

Number of parks: 3 Total acres: 7 Other: Rodeo Arena - 1

Area Attractions/Distance: Lodgepole Wayside Area - 13 miles

Cultural Attractions: _____

HOUSING

County Occupancy Characteristics of Housing Types, 1983

	Occupied Units - County			Vacant Units For Sale or For Rent		
	Total	Owner	Rental	Total	Owner	Rental
Single Family	<u>16,929</u>	<u>80%</u>	<u>20%</u>	<u>29</u>	<u>26</u>	<u>3</u>
Mobile Home	<u>5,400</u>	<u>72%</u>	<u>28%</u>	<u>23</u>	<u>20</u>	<u>3</u>
Multi-family	<u>6,894</u>	<u>7%</u>	<u>93%</u>	<u>18</u>		<u>18</u>
Other	_____	_____	_____	_____	_____	_____

TAXES

(Local)

Assessed Valuation: City: \$2,792,496 County: \$231,658,380

Tax Levy (mills) City: 73.34 County: 65.3 School: 33.3 Special Districts: _____

Property Taxes: City: \$204,801 County: \$17,139,978 Corporate and private properties assessed at 25% of 1967 replacement cost.

Sales/Use Tax: 4% Motor Vehicle Registration: State fees range \$5 to \$15. County fees calculated

at % of factory price adjusted by year of production. Special fuel powered pay \$50 extra. Wyoming has titles, no inspection.

(State)

Workmans' Compensation Rate: First 12 months \$10 one time fee, plus 5% of total gross wages. Thereafter, the rate could be either 4½, 1¾ or 1% depending on an employer's account balance.

Unemployment Compensation Rate: New employers for the first 24 months pay 5.4% plus any adjustment factors on a taxable wage base of \$9,525. Thereafter, employers are eligible for a computed, or reduced rate — 2.7 to 5.4%.

NO PERSONAL INCOME TAX
NO CORPORATE INCOME TAX

UTILITIES

Electricity: Suppliers: City of Pine Bluffs Distributors: WMPA

max. generating capacity: _____ peak load: 80kw major energy sources: WMPA

industrial rates: (Kwh) Commercial and Residential/1 rt 100-.105, next 400-.065, all additional .055

Natural Gas: suppliers: Cheyenne Light, Fuel & Power Distributors: Colorado Interstate Gas

max capacity: _____ (mcf) peak demand: 56,982 (mcf) rating: \$6.30 Btu/cf .33061

industrial rates: () \$6.30/.34479/35¢ overall average

Water: supplier: Municipal Water Source sources: 6 wells

max. daily capacity: 3.6 mi. (GPD) _____ (GPM) peak daily demand 630,000 (GPD)

ground storage: none (gals.) overhead storage: 216,000 (gals.) hardness of water: 18 gr.

industrial rates: () _____

Sewer: treatment plant: Lagoon treatment facility capacity: _____ (MGD)
(upgrading system at this time)

present load: _____ (MGD) solid waste disposal: Yes (x) No ()

Other Fuels: _____

TRANSPORTATION

Highways: I-80; U.S. 30; State 215

Railroad: Union Pacific passenger service: Yes () No (x)

Trucking: Firms/distance to nearest terminal N.T.C. - Kimball, NE - 20 miles;

D.R.W., - local - tri-state area

Airport: Pine Bluffs Municipal Airport

Runway length: 4,600 Type of surface asphalt lights/tower: Yes () No (x) landing lights only

Airlines serving area: Charter Service & Flight Instruction/Pinesair Corporation
Commercial Service - available in Cheyenne - 40 miles

Daily flight: Yes () No () shuttle service: Yes () No () Fixed Base Operators/Air Taxi: _____

Parcel service: _____ Distance to terminal: _____

Bus service: Greyhound Bus Lines Local: Yes () No ()
Starlines Bus Route/Scottsbluff, NE

LABOR ANALYSIS

Radius of labor drawing area (miles): 50 Available work force: 34,265

Unemployment rate: (83) 6.8 %

Distribution of labor force - Covered Employment () First Quarter of 1983

	No. Firms	No. Emp.	Avg. Weekly Wage
Agriculture, Forestry & Fisheries	<u>28</u>	<u>232</u>	<u>\$164.56</u>
Mining	<u>20</u>	<u>274</u>	<u>\$457.31</u>
Construction	<u>246</u>	<u>2,052</u>	<u>\$390.67</u>
Manufacturing	<u>55</u>	<u>1,288</u>	<u>\$376.83</u>
Trans. Comm. & Utilities	<u>95</u>	<u>2,566</u>	<u>\$445.83</u>
Wholesale Trade	<u>161</u>	<u>826</u>	<u>\$309.76</u>
Retail Trade	<u>432</u>	<u>5,676</u>	<u>\$184.61</u>
Finance, Insurance, Real Estate	<u>194</u>	<u>1,642</u>	<u>\$320.25</u>
Services	<u>594</u>	<u>7,312</u>	<u>\$287.32</u>
Public Administration	<u>64</u>	<u>2,872</u>	<u>\$384.24</u>

Major Industry/Resources agriculture

Major Employers	Product	No. Employees
<u>Rural Electric</u>	<u>electricity</u>	<u>25</u>
<u>Husky Terminal & Smitty's Truck Stop; restaurant & service Station</u>	<u></u>	<u>22</u>
<u>Tri State Equipment</u>	<u>equipment</u>	<u>16</u>
<u>Co-op Grocery</u>	<u>groceries</u>	<u>15</u>
<u>O.L. Holgerson</u>	<u>potatoes</u>	<u>15</u>
<u>Bowman Irrigation, Inc.</u>	<u>irrigating overhead systems</u>	<u>12</u>
<u>High Plains Co-op</u>	<u>grain elevator</u>	<u>11</u>
<u>D.R.W., Inc.</u>	<u>grain elevator</u>	<u>10</u>
<u>Sanders Ready Mix</u>	<u>cement & gravel</u>	<u>8</u>
<u>Pine Bluffs Post</u>	<u>newspaper</u>	<u>5</u>

AVAILABLE INDUSTRIAL PROPERTIES

Name	Acreage Avail/Occ'd	*Improvements
<u>Potato Plant Facility</u>	<u>avail./16.2 acres</u>	<u>4 storage bldgs. & plant</u>
<u>Pine Bluffs Improvement Corp.</u>	<u>avail./3 lots</u>	<u>adequate buildings</u>
<u>D.D.D. Development</u>	<u>avail./12 acres</u>	<u>prime highway funnel</u>

*E-Electric, G-Gas, W-water, S-sewer, RO-roads, RR-rail

LOCAL CONTACTS

D.D.I.C.
Mueller H. James & Assoc.
205 Main
Pine Bluffs, Wyoming 82082

STATE CONTACTS

Industrial Development Division
Barrett Building, 3rd Floor
Cheyenne, WY 82002
(307) 777-7285

JOB SERVICE

Elevation 4,365POWELL

58885-2(w) A

, WYOMING

1984 COMMUNITY PROFILE

LOCATION

Nearby Cities/Distance

Denver 510 Salt Lake City 500 Phoenix 1,120 Seattle 720
San Francisco 1,260 Dallas 1,280 Omaha 900 Los Angeles 1,200

POPULATION

	<u>City</u>	<u>County</u>	<u>Growth Rate</u>
1970	<u>4,808</u>	<u>16,000</u>	
1980	<u>5,310</u>	<u>21,639</u>	<u>23</u> %
1982	<u>5,500</u>	<u>22,600</u>	<u>11</u> %

CLIMATE

Temperature: Annual Average 40° Monthly Average (January) 22.7 (July) 74.7Precipitation: Annual Average 5.7" Humidity: Annual Average 42%Annual Average Rainfall 6.4" Annual Average Snowfall 14.1"Prevailing Winds: Annual Average 9.2 mph Direction North-NorthwestSunshine Days: 237 Average Growing Season: 155 Days

GOVERNMENT

Type: Mayor-CouncilPolice Personnel: 20 Full time Fire Personnel: 2 Full time
33 VolunteersFire Equipment: 7 trucks Insurance Rating: 6Extra Police & Fire Service Provided By: Park County Search RescuePlanning Commission: Yes (☒) No (☐) Industrial Plan Approval: Yes (☒) No (☐) Zoning Regulations: Yes (☒) No (☐)Industrial Revenue Bond Financing: Yes (☒) No (☐) IRB Limit: \$ N/A Repayment Period: Optional Yes

COMMUNITY SERVICES

<u>Education</u>	<u>schools</u>	<u>enrollment</u>	<u>teachers</u>	<u>teacher/pupil ratio</u>
Elementary (K-5)	<u>4</u>	<u>862</u>	<u>46</u>	<u>1:19</u>
Middle School (Grades 6-8)	<u>1</u>	<u>462</u>	<u>29</u>	<u>1:16</u>
High Schools	<u>1</u>	<u>511</u>	<u>40</u>	<u>1:13</u>
Colleges	<u>1</u>	<u>900-full time</u> <u>1,000+part time</u>	<u>75</u>	<u>1:12</u>

Private and Parochial: 1 Vo-Tech: _____ Libraries: 3 Total Volumes: 100,000

Day Care Centers: 1 Churches: 22 Catholic: 1 Protestant: 21 Jewish: 0 Other: 0

Commercial: Shopping centers: 1 Department stores: 2 Hotels: 0 Total Rooms: _____

Motels: 5 Total Rooms: 144 RV Parks: 1 Total Spaces: 10

Convention Facilities: Yes Capacity: 10-500

Financial Institutions: Banks: 2 Savings & Loans: 2 Finance Companies: 2 Credit Unions: 2

Medical Facilities: Hospitals: 1 Beds: 45 Clinics: 3 Beds: N/A Nursing Homes: 1 Total Rooms: 75

Doctors: 7 Dentists: 5 Ambulance Services: 2 Units

Communications: Newspapers: Powell Tribune Daily: _____ Weekly: Bi-weekly

Radio Stations: am: 1 fm: 1 public: 0 Cable TV: Yes (X) No ()

Channels: 12 Telephone service: Mtn. Bell Telegram service: Western Union

Post Offices: 1 Class: First Class

Recreation: baseball fields: 11 tennis courts: 8 swimming pools: 1 golf courses: 1

auto race tracks: 1 bowling: 1 soccer fields: 1 volleyball courts: 2

skating rinks: 2 indoor movies: 1 outdoor movies: 1 YMCA No YWCA No

Number of parks: 7 Total acres: 70 Other: 1 Health Club, Fishing, Hunting, Skiing, Snowmobiling,

Area Attractions/Distance: Powell Country Club/Golf Course-local, Yellowstone Nat'l Park-76 miles; Big Horn Recreation Area-45 miles;

Cultural Attractions: Homesteader Museum-local, North West Gallery-local, Civic Orchestra, College Activities

HOUSING

County Occupancy Characteristics of Housing Types, 1983

	Occupied Units			Vacant Units For Sale or For Rent		
	Total	Owner	Rental	Total	Owner	Rental
Single Family	<u>5,400</u>	<u>4,900</u>	<u>480</u>	<u>140</u>	<u>120</u>	<u>10</u>
Mobile Home	<u>1,300</u>	<u>1,230</u>	<u>75</u>	<u>35</u>	<u>28</u>	<u>7</u>
Multi-family	<u>875</u>	<u>140</u>	<u>730</u>	<u>25</u>	<u>5</u>	<u>20</u>
Other	<u>100</u>	<u>50</u>	<u>40</u>	<u>3</u>	<u>2</u>	<u>1</u>

TAXES

(Local)

Assessed Valuation: City: 10,000,000 County: 425,000,000

Tax Levy (mills) City: 5.75 County: 12.699 School: 25.34 Special Districts: 2.25

Property Taxes: City: 750,000 County: 31,000,000 Corporate and private properties assessed at 25% of 1967 replacement cost.

Sales/Use Tax: 3 % Motor Vehicle Registration: State fees range \$5 to \$15. County fees calculated

at % of factory price adjusted by year of production. Special fuel powered pay \$50 extra. Wyoming has titles, no inspection.

(State)

Workmans' Compensation Rate: First 12 months \$10 one time fee, plus 5% of total gross wages. Thereafter, the rate could be either 4½, 1¼ or 1% depending on an employer's account balance.

Unemployment Compensation Rate: New employers for the first 24 months pay 5.4% plus any adjustment factors on a taxable wage base of \$9,525. Thereafter, employers are eligible for a computed, or reduced rate — 2.7 to 5.4%.

NO PERSONAL INCOME TAX
NO CORPORATE INCOME TAX

UTILITIES

Electricity: Suppliers: Pacific Power & Light Distributors: City of Powell
max. generating capacity: 500 KW peak load: 6,600 KW major energy sources: Water/Coal
Commercial .05 per KWH
Industrial rates: () Customer Charge \$5 per month
Natural Gas: suppliers: Montana-Dakota Utilities Distributors: Same
max capacity: unlimited (mcf) peak demand: varies (mcf) rating: 1,000* Btu/cf
Industrial rates: () Customer Charge \$150 per mo. \$5.0239 mcf
Water: supplier: Municipal Water System sources: Ground Water
max. daily capacity: 1½ m (GPD) (GPM) peak daily demand 3 m (GPD)
ground storage: 1 m (gals.) overhead storage: 1 m (gals.) hardness of water: 1 part
Industrial rates: () varies
Sewer: treatment plant: Lagoon System capacity: 1 (MGD)
present load: varies (MGD) solid waste disposal: Yes (X) No ()
Other Fuels: Butane - Propane

TRANSPORTATION

Highways: U.S. 14A; WY 295; & U.S. 310-92 miles to Billings, MT.
Railroad: Burlington-Northern passenger service: Yes () No (X)
Trucking: Firms/distance to nearest terminal Edson Express, Dick Jones Trucking, L.L. Smith,
H & R Trucking Salt Creek Freightways (all local terminals)
Airport: Powell Municipal Airport
Runway length: 6,200 ft. Type of surface asphalt lights/tower: Yes (X) No ()
Airlines serving area: Excellair - Centennial
Daily flight: Yes () No () shuttle service: Yes () No () Fixed Base Operators/Air Taxi: _____
Parcel service: United Parcel Service Distance to terminal: Local
Bus service: Cody Bus Line Local: Yes (X) No ()

LABOR ANALYSIS

Radius of labor drawing area (miles): 60 Available work force: 12,000

Unemployment rate: ('84) 3.3 %

Distribution of labor force - Covered Employment ()

	<u>No. Firms</u>	<u>No. Emp.</u>	<u>Avg. Weekly Wage</u>
Agriculture, Forestry & Fisheries	<u>20</u>	<u>200</u>	<u>190</u>
Mining	<u>60</u>	<u>1,200</u>	<u>500</u>
Construction	<u>140</u>	<u>800</u>	<u>300</u>
Manufacturing	<u>30</u>	<u>900</u>	<u>390</u>
Trans. Comm. & Utilities	<u>50</u>	<u>500</u>	<u>390</u>
Wholesale Trade	<u>60</u>	<u>325</u>	<u>290</u>
Retail Trade	<u>210</u>	<u>1,800</u>	<u>150</u>
Finance, Insurance, Real Estate	<u>54</u>	<u>305</u>	<u>280</u>
Services	<u>275</u>	<u>2,500</u>	<u>225</u>
Public Administration	<u>22</u>	<u>435</u>	<u>210</u>

Major Industry/Resources Agriculture / Oil

<u>Major Employers</u>	<u>Product</u>	<u>No. Employees</u>
Amoco Production	Petroleum	150
Northwest Community College	Education	150
Basin Petroleum	Manufacturing	50
Darigold Dairies	Dairy Products	50
School District # One	Education	175
Marathon Pipe Line Co.	Production	40
Montana-Dakota Utilities	Natural Gas	25
Linton's Big R	Retailer	40
U. S. Air Force	Military	50

AVAILABLE INDUSTRIAL PROPERTIES

<u>Name</u>	<u>Acreage Avail/Occ'd</u>	<u>*Improvements</u>
<u>Various Industrial Zoned Land available</u>		
<u>Some improvements already available</u>		
<u>Some existing building possibility</u>		

*E-Electric, G-Gas, W-water, S-sewer, RO-roads, RR-rail

LOCAL CONTACTS

Powell Valley Chamber
of Commerce
P. O. Box 814
Powell, WY 82435
(307) 754-3494

STATE CONTACTS

Industrial Development Division
Barrett Building, 3rd Floor
Cheyenne, WY 82002
(307) 777-7285

JOB SERVICE

Job Service of Wyoming
Park County Annex
340 North Clark
Powell, WY 82435



Elevation 6,271 feet

58885-2 (U) A
ROCK SPRINGS, WYOMING

1984

COMMUNITY PROFILE

LOCATION

Nearby Cities/Distance (miles)

Denver 351 Salt Lake City 190 Phoenix 833 Seattle 996
San Francisco 941 Dallas 1134 Omaha 730 Los Angeles 892

POPULATION

	<u>City</u>	<u>County</u>	<u>Growth Rate</u>
1970	<u>11,657</u>	<u>18,391</u>	
1980	<u>19,458</u>	<u>41,723</u>	<u>126.9</u> %
1982	<u>20,800</u>	<u>44,740</u>	<u>7</u> %

CLIMATE

Temperature: Annual Average 44.2° Monthly Average (January) 21.5° (July) 68.7°

Precipitation: Annual Average 8.7 in. Humidity: Annual Average 45%

Annual Average Rainfall _____ Annual Average Snowfall 34.9 in.

Prevailing Winds: Annual Average 9 mph Direction Southwesterly

Sunshine Days: _____ Average Growing Season: 101 days

GOVERNMENT

Type: Mayor-Council

Police Personnel: 67 - 38 uniformed Fire Personnel: 33

Fire Equipment: 6 Insurance Rating: 7

Extra Police & Fire Service Provided By: County

Planning Commission: Yes (☒) No () Industrial Plan Approval: Yes (☒) No () Zoning Regulations: Yes (☒) No ()

Industrial Revenue Bond Financing: Yes (☒) No () IRB Limit: \$ * Repayment Period: negotiable Yes
*Depends on actual cost of project to 10 years

COMMUNITY SERVICES

<u>Education</u>	<u>schools</u>	<u>enrollment</u>	<u>teachers</u>	<u>teacher/pupil ratio</u>
Elementary	<u>14</u>	<u>2,949</u>		<u>1:20</u>
Jr. High Schools	<u>2</u>	<u>1,154</u>	Total: <u>435</u>	<u>1:25</u>
High Schools	<u>1</u>	<u>872</u>		<u>1:25</u>
Colleges	<u>1</u>	<u>8,600</u>	<u>48</u>	<u>1:12</u>

Private and Parochial: 1 Vo-Tech: _____ Libraries: 2 Total Volumes: 87,500

Day Care Centers: 8 Churches: 31 Catholic: 2 Protestant: 22 Jewish: 1 Other: 6

Commercial: Shopping centers: 3 Department stores: 9 Hotels: 5 Total Rooms: _____

Motels: 26 Total Rooms: 1,360 RV Parks: 1 Total Spaces: 85

Convention Facilities: 4 Capacity: 920 Fairgrounds - 1,000 seating

Financial Institutions: Banks: 5 Savings & Loans: 3 Finance Companies: 5 Credit Unions: 1

Medical Facilities: Hospitals: 1 Beds: 100 Clinics: 2 Beds: _____ Nursing Homes: 1 Total Rooms: 100
1 under construction

Doctors: 37 Dentists: 14 Ambulance Services: 1

Communications: Newspapers: Rocket-Miner Daily: X Weekly: X
Big Nickle _____

Radio Stations: am: _____ fm: KQSW public: _____ Cable TV: Yes (X) No ()
KRKK KSIT

Channels: 11 Telephone service: 1 Telegram service: 1

Post Offices: 2 Class: First

Recreation: baseball fields: 3 hardball tennis courts: 24 swimming pools: 4 golf courses: 1
14 softball

auto race tracks: 1 bowling: 1 Football/soccer fields: 8 basketball/volleyball courts: 13

skating rinks: 1 (ice) indoor movies: 4 outdoor movies: _____ YMCA _____ YWCA 1

Roller Skating rink - 1

Number of parks: 15 Total acres: 40.23 Other: Hunting, Fishing; camping; Greenbelts Snow mobiling

Area Attractions/Distance: Flaming Gorge loop trip 157 miles; Fort Bridger - 70 miles; South Pass City - 97 miles; Boars Tusk - 28 miles; Sand Dunes - 27 miles; Skiing, Pineday3 - 100 miles; Red Desert Rodeo and Civic Center

Cultural Attractions: Fine Arts Center; Community Concerts; Seedskaadee National Wildlife Refuge; Overland Trail National Landmark, Sweetwater County Museum

HOUSING

Rock Springs County Occupancy Characteristics of Housing Types, 1983				XXXX Jan. 1984		
Occupied Units				Vacant Units For Sale and for Rent		
Total	Owner	Rental	Vacancy Rate	Total	Owner	Rental
Single Family	4,645			4%		
Mobile Home	1,596			10%		
Multi-family	2,382			34%		
~~Other~~ Total	8,623					

TAXES

(Local)
 Assessed Valuation: City: \$49,958,782 County: \$1,259,151,451

12 State School Foundation

Tax Levy (mills) City: 8.00 mil County: 20.16 School: 34.17 Special Districts: 1.44 solid waste
4.24 Rock Springs building fund

1983
 Property Taxes: City: \$3,501,506 County: \$89,572,511 Corporate and private properties assessed at 25% of 1967 replacement cost.

Sales/Use Tax: 4 % Motor Vehicle Registration: State fees range \$5 to \$15. County fees calculated at % of factory price adjusted by year of production. Special fuel powered pay \$50 extra. Wyoming has titles, no inspection.

(State)

Workmans' Compensation Rate: First 12 months \$10 one time fee, plus 5% of total gross wages. Thereafter, the rate could be either 4½, 1¾ or 1% depending on an employer's account balance.

Unemployment Compensation Rate: New employers for the first 24 months pay 5.4% plus any adjustment factors on a taxable wage base of \$9,525. Thereafter, employers are eligible for a computed, or reduced rate — 2.7 to 5.4%.

NO PERSONAL INCOME TAX
NO CORPORATE INCOME TAX

UTILITIES

Electricity: Suppliers: Pacific Power & Light Distributors: Same

max. generating capacity: 4,029 MW peak load: 4,489 MW major energy sources: Coal, hydro

industrial rates: 11/83 Basic Charge - \$660 + .58-KW; Demand Charge - \$2.28-KW;
Energy - 2.118¢-per KWh

Natural Gas: suppliers: Mountain Fuel Supply Distributors: Same

max capacity: _____ (mcf) peak demand: _____ (mcf) rating: _____ Btu/cf

industrial rates: 2/84 Sch F-4 First 810 dth/month = \$3.443565/Dth; over 810 Dth = 3.359160/Dth
\$6.48 monthly minimum for housing

Water: supplier: Pacific Power & Light sources: Green River

max. daily capacity: 10 M (GPD) 300 M (GPM) peak daily demand 8 M (GPD)

ground storage: _____ (gals.) overhead storage: 12.9 M (gals.) hardness of water: 212 PPM

industrial rates: 2/84 \$9.15 for first 268 cf, .02195 for next 402 cf, .01597 for each
White mt. Sewage Treatment Plant - 3/4 M additional Cubic foot

Sewer: treatment plant: gallon per day Rock Springs Waste Treatment capacity: _____ (MGD)
Plant - 4.25 million gallons per day

present load: 2.1 (MGD) solid waste disposal: Yes (X) No ()

Other Fuels: propane

TRANSPORTATION

Highways: Interstate 80; U.S. 191; State 430

Railroad: Union Pacific passenger service: Yes () No (X)

Trucking: Firms/distance to nearest terminal Consolidated Freightways

IML Freight John Bunning Transfer Milne Truck Lines

Edson Express Utah-Wyoming Freight Zueck Transportation

Airport: Rock Springs-Sweetwater County Airport
5,233 ft Friction

Runway length: 10,000 ft Type of surface Porous lights/towers: Yes (X) No ()

Frontier-Combs Commuter, Rocky Mountain, Sky West, Excell Air

Airlines serving area: _____

Daily flight: Yes (X) No () shuttle service: Yes () No () Fixed Base Operators/Air Taxi: Flightaire

Parcel service: United Parcel Service Distance to terminal: 1 mile west

Bus service: Greyhound, Jackson-Rock Springs Stages, Local Yes (X) No ()
Zanetti Bus Lines, Inc.

LABOR ANALYSIS

Radius of labor drawing area (miles): 80 Available work force: 23,739

Unemployment rate: () 6.0 %

Distribution of labor force - Covered Employment (^{Jan}/₈₄)

	No. Firms	No. Emp.	Avg. Weekly Wage
Agriculture, Forestry & Fisheries	<u>11</u>	<u>91</u>	<u>\$130.39</u>
Mining	<u>92</u>	<u>5,775</u>	<u>\$632.28</u>
Construction	<u>199</u>	<u>1,691</u>	<u>\$464.29</u>
Manufacturing	<u>19</u>	<u>394</u>	<u>\$485.74</u>
Trans. Comm. & Utilities	<u>97</u>	<u>1,550</u>	<u>\$482.01</u>
Wholesale Trade	<u>103</u>	<u>661</u>	<u>\$478.11</u>
Retail Trade	<u>258</u>	<u>3,219</u>	<u>\$186.90</u>
Finance, Insurance, Real Estate	<u>74</u>	<u>470</u>	<u>\$290.40</u>
Services	<u>321</u>	<u>4,289</u>	<u>\$321.22</u>
Public Administration	<u>23</u>	<u>852</u>	<u>\$290.55</u>

Major Industry/Resources Mining; coal; trona-soda ash; oil; and natural gas

Major Employers	Product	No. Employees
FMC Corporation	Mine Trona	1,200
Allied Chemical	Mine Trona	872
Stauffer Chemical Co.	Mine Trona	544
Black Butte Coal	Mine Coal	560
Texas Gulf	Mine Trona	380
Bridger Coal	Coal	372
Jim Bridger Power	Electricity	490
Mountain Fuel Supply	Natural Gas	600
Hilliburton	Oil Field Service	53
Church & Dwight	Soda Ash	118
Union Pacific Railroad	Railroad	500

AVAILABLE INDUSTRIAL PROPERTIES

Name	Acreage Avail/Occ'd	*Improvements
Rock Springs Industrial Park		
Yellowstone Industrial Park		
Interstate Industrial Park		
Sunset Industrial Park		
Upland Industrial Park		

*E-Electric, G-Gas, W-water, S-sewer, RO-roads, RR-rail

LOCAL CONTACTS

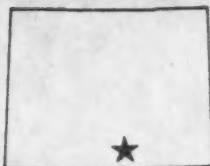
Rock Springs Chamber of
Commerce
P.O. Box 398
Rock Springs, WY 82902
(307) 362-3771

STATE CONTACTS

Industrial Development Division
Barrett Building, 3rd Floor
Cheyenne, WY 82002
(307) 777-7285

JOB SERVICE

Job Service of Wyoming
Box 1316
Rock Springs, WY 82902



Elevation 6,755 feet

RAWLINS

58885-2(u) A

, WYOMING

1984

COMMUNITY PROFILE

LOCATION

Nearby Cities/Distance

Denver	<u>245</u>	Salt Lake City	<u>295</u>	Phoenix	<u>840</u>	Seattle	<u>1,175</u>
San Francisco	<u>1,025</u>	Dallas	<u>1,050</u>	Omaha	<u>720</u>	Los Angeles	<u>1,050</u>

POPULATION

	<u>City</u>	<u>County</u>
1970	<u>7,855</u>	<u>13,354</u>
1980	<u>11,547</u>	<u>21,896</u>
1982	<u>11,082</u>	<u>19,388</u>

CLIMATE

Temperature: Annual Average 43°F Monthly Average (January) 21.2°F (July) 67.6°F

Precipitation: Annual Average 10.43 in Humidity: Average Annual 51%

Annual Average Snowfall 41.5 in

Prevailing Winds: Annual Average 16 mph Direction southwest

Average Growing Season: 102 to 126 days

GOVERNMENT

Type: Council/Manager Form with 7 council persons

Police: 21 personnel Fire: 7 paid, 40 volunteers Insurance Rating: 7

Extra Police & Fire Service Provided by: Carbon County Sheriff's Office, Wyoming
State Highway Patrol, Carbon County Fire Department

Planning Commission: Yes (x) Industrial Plan Approval: Yes (x)

Zoning Regulations: Yes (x)

Industrial Revenue Bond Financing: Yes IRB Limit: None Repayment Period: No

COMMUNITY SERVICES

<u>Education</u>	<u>schools</u>	<u>enrollment</u>	<u>teacher/pupil ratio</u>
Elementary	<u>7</u>	<u>1,421</u>	<u>22/1</u>
Middle School	<u>1</u>	<u>552</u>	<u>16/1</u>
High Schools	<u>2</u>	<u>765</u>	<u>13/1</u>
Colleges	<u>0</u>		

Private and Parochial: 1 Vo-Tech: 0 Libraries: 1 Total Volumes: 39,549
Day Care Centers: 3 Churches: 21 Catholic: 1 Protestant: 17 LDS: 3
Commercial: Shopping Centers: 1 Department Stores: 7
Motels: 23 Total Rooms: 1025 RV Parks: 2 Total: Tent-56, Trailer-249
Convention Facilities: 4 Capacity: 1,000, 700, 300 & 150
Financial Institutions: Banks: 3 Savings & Loans: 3 Finance Companies: 1
Credit Unions: 1
Medical Facilities: Hospitals: 1 Beds: 93 Clinics: 5 Nursing Homes: 1
Total Rooms: 89 Doctors: 16 Dentists: 7 Ambulance Services: Hospital
Communications: Newspaper: Rawlins Daily Times, Box 370, 324-3411, Tuesday-Saturday
Radio Stations: am: KRAL Radio, Box 120, 324-2711, 6am to 12am
fm: KIQZ-FM, Box 1288, 324-3693, 6am to 1am
Cable TV: Group W Cable, Box 1069, 324-2286, 21 channels available
Telephone Service: Mountain Bell, AT & T Telegram Service: Western Union
Post Office: 1
Recreation: Baseball Fields: 8 Tennis Courts: 8 Swimming Pools: 2 (Indoor, Outdoor)
Golf Courses: 1 Bowling: 1 Soccer Fields: 1 Volleyball Courts: 4
Skating Rinks: 1 Indoor Movies: 3 theatres Number of Parks: 7 Total acres: 22.5
Other: Basketball, Ice Skating, Horseshoe Pitching, Miniature Golf, Softball, Square
Dancing Area Attractions/Distance: Medicine Bow National Forest/60 miles south, Ryan
Park Ski Village/70 miles south, Teton Reservoir/8 miles south, Seminoe Dam/26 miles
northeast, Fort Fred Steele/15 miles east Cultural Attractions: Carbon County Museum,
Rawlins; Grand Encampment Museum, Encampment; Wyoming Frontier Prison, Rawlins; Rawlins
Springs, Rawlins

HOUSING

Housing Units for Carbon County: 8,659

Housing Units for Rawlins: 4,422

TAXES

Local

Assessed Valuation: City: \$21,560,808.00 County: \$556,781,459.00

Tax Levy (mills) City: 69.36 County: 58.36 School: 60.00

Property Taxes: City: \$1,319,788.61 County: \$33,238,134.08

Corporate and private properties assessed at 25% of market value. Sales/Use Tax: 4%

Motor Vehicle Registration: State fees range from \$5 to \$15. County fees calculated at % of factory price adjusted by year of production. Special fuel powered pay \$50 extra.

Wyoming has titles, no inspection.

State

Workmans' Compensation Rate: First 12 months \$10 one time fee, plus 5% of total gross wages. Thereafter, the rate could be either $4\frac{1}{2}$, $1\frac{3}{4}$ or 1% depending on an employer's account balance.

Unemployment Compensation Rate: New employers for the first 24 months pay 5.4% plus any adjustment factors on a taxable wage base of \$9,525. Thereafter, employers are eligible for a computed, or reduced rate - 2.7 to 5.4%.

No Personal Income Tax

No Corporate Income Tax

UTILITIES

Municipal Water Source: Box 953, 324-2461

Source capacity: 5.5 million gallons per day

Peak demand: 5 million gallons per day

Storage capacity: 525 million gallons

Transmission capacity: 5 million gallons per day

Water Treatment Plant under construction

Rate: Commercial & Residential - Water Meters

No deposit required

\$5.00 for first 4,000 - \$1.20 for each additional 1,000 gallons

Sanitation: Box 953, 324-2461

Method of disposal: Sanitary Landfill

Sewer: Treatment Plant

Rates: Residential - \$6.50 per unit

Commercial -- \$6.50 for first 4,000 gallons - 75 cents for each additional 1,000 gallons

Natural Gas: Northern Gas Company, 322 4th Street, Box 250, 324-2723

Residential: Minimum deposit \$60.00 for house or trailer

\$75.00 advanced down payment for testing and connecting hookup for trailer

Rates first 300,000 cu. ft. \$4.8772 per mcf with minimum billing of \$4.90 per month

Commercial:	cu. ft. per month	per mcf
	first 300,000	\$4.8772
	next 700	\$4.8272
	next 2,000	\$4.7718
	all over 3,000	\$4.7272

Electric Power: Pacific Power & Light Company, Osborne Building, Box 700, 324-2761

Residential: Winter - 4.397¢ per kwh

Summer - 4.001¢ per kwh

For information regarding commercial or industrial rates, please contact Pacific Power

TRANSPORTATION

Highways: Interstate 80, U. S. Highways 30 and 287, Wyoming 789

Railroad: Union Pacific Railroad Passenger Service: No

Trucking: Neuman Transit Company, Sam Tanksley Trucking, Salt Creek Freightways, North Park Transportation

Airport: located 3 miles from the center of Rawlins

Runway Length: 7,700 feet Type of Surface: asphalt Lights/Tower: Yes

Airlines serving area: None Daily Flight: No Shuttle Service: No

Fixed Base Operators/Air Taxi: Yes

Parcel Service: United Parcel Service

Bus Service: Greyhound Bus

LABOR ANALYSIS

Radius of labor drawing area (miles): 60 Available work force: 10,074

Unemployment rate: 7.9%

Distribution of labor force-Covered Employment	No. Firms	No. Employees	Avg. Weekly Wage
Agriculture, Forestry, Fisheries, Service	175	228	\$276.47
Mining	51	1498	\$642.39
Construction	72	488	\$353.16
Manufacturing	22	326	\$506.56
Transportation, Communication, Utilities	48	511	\$432.80
Wholesale Trade	35	168	\$356.53
Retail Trade	158	1356	\$165.29
Finance, Insurance, Real Estate	42	271	\$324.54
Public Administration	29	729	\$299.62

Major Industry/Resources: agriculture, mining, railroad, tourism, trade

Major Employers	Product	No. Employees
School District #1	Education	457
School District #2	Education	288
Carbon County Coal	Coal Mining	280
Carbon County Memorial Hospital	Medical	255
Arch Mineral Corporation	Coal Mining	247
Sinclair Oil Corporation	Refinery	240
Wyoming State Penitentiary	Corrections	229
Pathfinder Mines	Uranium Mining	211
Carbon County	Government	137

AVAILABLE INDUSTRIAL PROPERTIES

Name	Acreage Avail/Occ'd	Improvements
Airport Business Park	40 acres/20 acres	E - G - W - S - RO
Upland Industries	various sites	RR

* E-Electric, G-Gas, W-Water, S-Sewer, RO-Roads, RR-Rail

LOCAL CONTACTS

Rawlins Chamber of
Commerce
Box 3
Rawlins, Wyoming 82301
(307) 324-4111

STATE CONTACTS

Industrial Development Division
Barrett Building, 3rd Floor
Cheyenne, WY 82002
(307) 777-7285

JOB SERVICE



Elevation 4,820

SHOSHONI

8885-266 4
, WYOMING

1984

COMMUNITY PROFILE

LOCATION

Nearby Cities/Distance

Denver 387 Salt Lake City 400 Phoenix 1,000 Seattle 1,500
San Francisco 1,200 Dallas 1,500 Omaha 500 Los Angeles 1,200

POPULATION

	<u>City</u>	<u>County</u>	<u>Growth Rate</u>
1970	<u>560</u>	<u>28,352</u>	
1980	<u>879</u>	<u>38,992</u>	<u>42</u> %
1982	<u>780</u>	<u>37,517</u>	%

CLIMATE

Temperature: Annual Average 43.2° Monthly Average (January) 30° (July) 75°

Precipitation: Annual Average 6 in. Humidity: Annual Average 25%

Annual Average Rainfall 3 in. Annual Average Snowfall 12 in.

Prevailing Winds: Annual Average _____ Direction _____

Sunshine Days: 330 Average Growing Season: 145 days

GOVERNMENT

Type: City Council

Police Personnel: 3 Fire Personnel: 19 volunteer

Fire Equipment: 3 trucks Insurance Rating: 9

Bonneville and Missouri Valley Volunteer Firemen

Extra Police & Fire Service Provided By: Fremont County Sheriff and Wyoming State Patrol

Planning Commission: Yes () No (x) Industrial Plan Approval: Yes () No (x) Zoning Regulations: Yes (x) No ()

Industrial Revenue Bond Financing: Yes () No () IRB Limit: \$ _____ Repayment Period: _____ Yes

COMMUNITY SERVICES

<u>Education</u>	<u>schools</u>	<u>enrollment</u>	<u>teachers</u>	<u>teacher/pupil ratio</u>
Elementary	<u>1</u>	<u>233</u>	<u>16</u>	
Jr. High Schools	<u>1</u>	<u>167</u>	<u>17</u>	
High Schools	<u>Combined with Jr. High</u>		<u>5 elementary/secondary</u>	
Colleges	<u>1 (Central Wyoming Community College - Riverton - 22 miles)</u>			

Private and Parochial: _____ Vo-Tech: _____ Libraries: 1 Total Volumes: _____

Day Care Centers: _____ Churches: 5 Catholic: 1 Protestant: 3 Jewish: _____ Other: 1

Commercial: Shopping centers: _____ Department stores: _____ Hotels: _____ Total Rooms: _____

Motels: 3 Total Rooms: 48 RV Parks: _____ Total Spaces: _____

Convention Facilities: _____ Capacity: _____

Financial Institutions: Banks: 1 Savings & Loans: _____ Finance Companies: _____ Credit Unions: _____

Medical Facilities: Hospitals: _____ Beds: _____ Clinics: _____ Beds: _____ Nursing Homes: _____ Total Rooms: _____

Doctors: _____ Dentists: 1 Ambulance Services: Yes

Communications: Newspapers: Shoshoni Pioneer Daily: _____ Weekly: x

Radio Stations: am: _____ fm: _____ public: _____ Cable TV: Yes (x) No ()

Channels: 8 Telephone service: x Telegram service: _____

Post Offices: Yes Class: _____

Recreation: baseball fields: x tennis courts: 2 swimming pools: _____ golf courses: _____

auto race tracks: _____ bowling: x soccer fields: _____ volleyball courts: _____

skating rinks: _____ indoor movies: _____ outdoor movies: _____ YMCA _____ YWCA _____

Number of parks: 3 Total acres: 15 Other: Hunting, fishing, camping

Area Attractions/Distance: Boysen State Park; World's Largest Mineral Hot Springs -
32 miles

Cultural Attractions: Wind River Canyon; Jim Bridger Trail

HOUSING

	County Occupancy Characteristics of Housing Types, 1983			Vacant Units For Sale or For Rent		
	Occupied Units					
	Total	Owner	Rental	Total	Owner	Rental
Single Family	<u>8,824</u>	<u>6,367</u>	<u>1,679</u>	<u>799</u>		
Mobile Home	<u>3,560</u>	<u>2,755</u>	<u>570</u>	<u>235</u>		
Multi-family	<u>2,454</u>	<u>474</u>	<u>1,667</u>	<u>313</u>		
Other						

TAXES

(Local)
Assessed Valuation: City: \$1,622,559 County: \$349,860,295

Tax Levy (mills) City: 8.000 County: 15.410 School: 50.200 Special Districts: .750

Property Taxes: City: \$119,437 County: \$25,154,278 Corporate and private properties assessed at 25% of 1967 replacement cost.

Sales/Use Tax: 3 % Motor Vehicle Registration: State fees range \$5 to \$15. County fees calculated
at % of factory price adjusted by year of production. Special fuel powered pay \$50 extra. Wyoming has titles, no inspection.

(State)

Workmans' Compensation Rate: First 12 months \$10 one time fee, plus 5% of total gross wages. Thereafter, the rate could be either 4½, 1¾ or 1% depending on an employer's account balance.

Unemployment Compensation Rate: New employers for the first 24 months pay 5.4% plus any adjustment factors on a taxable wage base of \$9,525. Thereafter, employers are eligible for a computed, or reduced rate — 2.7 to 5.4%.

NO PERSONAL INCOME TAX
NO CORPORATE INCOME TAX

UTILITIES

Electricity: Suppliers: Pacific Power and Light Distributors: Same
max. generating capacity: _____ peak load: _____ major energy sources: _____
industrial rates: () Contact supplier for rates
Natural Gas: suppliers: Northern Utilities Distributors: Same
max capacity: _____ (mcf) peak demand: _____ (mcf) rating: _____ Btu/cf
industrial rates: () Contact supplier for rates
Water: supplier: Town of Shoshoni sources: wells, ground water
max. daily capacity: 792,000 (GPD) _____ (GPM) peak daily demand 700,000 (GPD)
ground storage: _____ (gals.) overhead storage: 500,000 (gals.) hardness of water: _____
industrial rates: () Contact supplier for rates
Sewer: treatment plant: Lagoons capacity: _____ (MGD)
Mid-June Land Application Aerated System
present load: .117 (MGD) solid waste disposal: Yes (x) No ()
Other Fuels: coal and wood

TRANSPORTATION

Highways: U.S. 20 and 26; State 789
Railroad: Burlington Northern - no passenger service passenger service: Yes () No ()
Trucking: Firms/distance to nearest terminal Salt Creek Freightways - 22 miles;
Edson Freight - Riverton, 22 miles; Montana-Wyoming - Billings, Montana
Airport: Riverton Regional
Runway length: 8,200 ft. Type of surface asphalt lights/tower: Yes () No (x) Unicom 122.8
Airlines serving area: 3 commuters - Frontier; Pioneer or Continental; Ex-El Air
Western Executive Airways
Daily flight: Yes (x) No () shuttle service: Yes () No () Fixed Base Operators/Air Taxi: _____
Taxi - Lander Tours have shuttles from Lander
Parcel service: United Parcel Service - daily Distance to terminal: center of town
8 to 5 at True Value Hardware Store - 6 days a week
Bus service: Zannetti Bus Lines - 1 daily - Pick up Local: Yes (x) No ()
at Shoshoni Garage

LABOR ANALYSIS

Radius of labor drawing area (miles): 100 Available work force: 17,627

Unemployment rate: $\frac{11}{83}$ 10.9 %

Distribution of labor force - Covered Employment ($\frac{11}{83}$)

	No. Firms	No. Emp.	Avg. Weekly Wage
Agriculture, Forestry & Fisheries	<u>28</u>	<u>115</u>	<u>\$160.25</u>
Mining	<u>82</u>	<u>1,913</u>	<u>\$498.95</u>
Construction	<u>189</u>	<u>982</u>	<u>\$349.66</u>
Manufacturing	<u>41</u>	<u>572</u>	<u>\$301.88</u>
Trans. Comm. & Utilities	<u>79</u>	<u>706</u>	<u>\$357.38</u>
Wholesale Trade	<u>78</u>	<u>531</u>	<u>\$315.56</u>
Retail Trade	<u>292</u>	<u>2,515</u>	<u>\$188.18</u>
Finance, Insurance, Real Estate	<u>75</u>	<u>435</u>	<u>\$252.83</u>
Services	<u>341</u>	<u>4,444</u>	<u>\$320.77</u>
Public Administration	<u>28</u>	<u>717</u>	<u>\$306.50</u>

Major Industry/Resources mining, agriculture, construction, transportation

Major Employers	Product	No. Employees
-----------------	---------	---------------

Amoco Pipeline Company

Colorado Interstate Gas

John Byrne Pumping Service

Jonco Pumping Service

AVAILABLE INDUSTRIAL PROPERTIES

Name	Acreage Avail/Occ'd	*Improvements
------	---------------------	---------------

(Limited)

*E-Electric, G-Gas, W-water, S-sewer, RO-roads, RR-rail

LOCAL CONTACTS

Shoshoni Chamber of Commerce
2nd and Idaho
Box 324
Shoshoni, Wyoming 82649
(307) 876-2579

STATE CONTACTS

Industrial Development Division
Barrett Building, 3rd Floor
Cheyenne, WY 82002
(307) 777-7285

JOB SERVICE

Riverton Job Service Center
422 East Fremont
Box 1610
Riverton, Wyoming 82501
(307) 856-9231

Elevation 3,745SHERIDAN58885-2(u) A
, WYOMING**1984****COMMUNITY PROFILE****LOCATION**

Nearby Cities/Distance

Denver 442 Salt Lake City 596 Phoenix 1158 Seattle 978
San Francisco 1286 Dallas 1261 Omaha 799 Los Angeles 1351

POPULATION

	<u>City</u>	<u>County</u>	<u>Growth Rate</u> <u>annual</u>
1970	<u>10,856</u>	<u>17,852</u>	
1980	<u>15,146</u>	<u>25,048</u>	<u>3</u> %
1982	<u>16,200</u>	<u>27,000</u>	<u>4</u> %

CLIMATETemperature: Annual Average 44.6 Monthly Average (January) 19.5 (July) 69.9Precipitation: Annual Average 14.93 Humidity: Morning is 72% - Afternoon is 48%

Annual Average Rainfall _____ Annual Average Snowfall _____

Prevailing Winds: Annual Average 8.1 mph Direction NorthwestSunshine Days: majority Average Growing Season: 125 days**GOVERNMENT**Type: Mayor/Council

19 staff

Police Personnel: 29 staff, 18 civilian Fire Personnel: 15 volunteersFire Equipment: One City Station - 4 pieces of motor equipment Insurance Rating: class 5Extra Police & Fire Service Provided By: Sheridan County Police & Fire Department

Planning Commission: Yes (X) No () Industrial Plan Approval: Yes () No () Zoning Regulations: Yes (X) No ()

Industrial Revenue Bond Financing: Yes (X) No () IRB Limit: \$ N/A Repayment Period: N/A Yes**COMMUNITY SERVICES**

<u>Education (public)</u>	<u>schools</u>	<u>enrollment</u>	<u>teachers</u>	<u>teacher/pupil ratio</u>
Elementary	<u>8</u>	<u>2,246</u>	<u>117</u>	<u>19.2</u>
Jr. High Schools	<u>1</u>	<u>636</u>	<u>40</u>	<u>15.9</u>
High Schools	<u>1</u>	<u>1,160</u>	<u>80</u>	<u>14.5</u>
Colleges	<u>1</u>	<u>1,215.28</u>	<u>71</u>	<u>17.12</u>

Private and Parochial: 3 Vo-Tech: 0 Libraries: 2 Total Volumes: 124,000

Day Care Centers: 3 Churches: 31 Catholic: 1 Protestant: 28 Jewish: 0 Other: 1 (LDS)

Commercial: Shopping centers: 2 Department stores: 9 Hotels: None Total Rooms: 0

Motels: 27 Total Rooms: 1286 RV Parks: 1 Total Spaces: 174

Convention Facilities: 5 Capacity: 1,975

Financial Institutions: Banks: 6 Savings & Loans: 3 Finance Companies: 1 Credit Unions: 4

Medical Facilities: Hospitals: 2 Beds: 433 Clinics: 1 Beds: 0 Nursing Homes: 1 Total Rooms: 120

Doctors: 39 Dentists: 16 Ambulance Services: Community 911 Service
The Sheridan Press-P. O. Box 2006 (daily)

Communications: Newspapers: The Country Journal (weekly) Daily: _____ Weekly: _____

Radio Stations: am: 2 fm: 2 public: 1 Cable TV: Yes (X) No ()

Channels: 23 Telephone service: 1 Telegram service: 1

Post Offices: Sheridan Area Class: First Class

Recreation: baseball fields: 6 tennis courts: 9 swimming pools: 3 golf courses: 2

auto race tracks: 0 bowling: 1 soccer fields: 5 volleyball courts: 2

roller skating rinks: 2 indoor movies: 2 outdoor movies: 1 YMCA 1 YWCA _____

winter ice skating rinks: 2

Number of parks: 11 Total acres: 267 Other: 46 picnic grounds

Area Attractions/Distance: Bradford Brinton (16 miles), Trail End Historic Center (in town),
The Historic Sheridan Inn (in town), Battle site monuments (20 mi. radius), Fishing, camping, etc.

Cultural Attractions: Sheridan WYO Rodeo (July), Drums Along the Big Horns (July), Renaissance
Fair (August), Civic Theatre Guild (all year)

HOUSING

County Occupancy Characteristics of Housing Types, 1983

A wide range of housing opportunities are available in Sheridan County. There are approximately 132 city homes (\$40-100,000+) for sale; 82 rural homes (\$75-100,000+); 15 town house/four plex/duplex homes (\$45,000+); 10 mobile homes; 64 lots (\$15,000-17,500); and several acreages for sale. In addition to this, new homes may be built for \$50-100,000 with most currently being built in the mid \$70,000 range. The average monthly rental for a 3 bedroom home is \$375 and up. The average monthly rental for a 1-3 bedroom apartment is \$200-400.

TAXES

(Local)

Assessed Valuation: City: \$35,039,025 County: \$146,605,586

Tax Levy (mills) City: 9.948 County: 14.66 School: 48.319 Special Districts: 4.765

Property Taxes: City: \$348,568 County: \$1,759,267 Corporate and private properties assessed at 25% of 1967 replacement cost.

Sales/Use Tax: 4 % Motor Vehicle Registration: State fees range \$5 to \$15. County fees calculated

at % of factory price adjusted by year of production. Special fuel powered pay \$50 extra. Wyoming has titles, no inspection.

(State)

Workmans' Compensation Rate: First 12 months \$10 one time fee, plus 5% of total gross wages. Thereafter, the rate could be either 4½, 1¾ or 1% depending on an employer's account balance.

Unemployment Compensation Rate: New employers for the first 24 months pay 5.4% plus any adjustment factors on a taxable wage base of \$9,525. Thereafter, employers are eligible for a computed, or reduced rate — 2.7 to 5.4%.

NO PERSONAL INCOME TAX
NO CORPORATE INCOME TAX

UTILITIES

Electricity: Suppliers: Pacific Power & Light Distributors: MDU
max. generating capacity: N/A peak load: 47.3 MW major energy sources: Pacific Power & Light
industrial rates: () \$4.10 per KW (2.279¢ per KW hour)
Natural Gas: suppliers: Montana-Dakota Utilites Distributors: MDU
max capacity: N/A (mcf) peak demand: 1,250/day (mcf) rating: 1000 Btu/cf @ 14.73 PSIA
industrial rates: () \$5.2039 per MCF @ 14.73 PSIA
Water: supplier: City of Sheridan sources: Big Goose Creek
max. daily capacity: 10 million (GPD) N/A (GPM) peak daily demand 10 million (GPD)
Storage: 4 million
ground storage: 9.9 M (gals.) overhead storage: None (gals.) hardness of water: 36 ppm
industrial rates: () 60¢ per 100 CF
Sewer: treatment plant: City of Sheridan capacity: 4.4 M (MGD)
present load: 2.1 M (MGD) solid waste disposal: Yes (X) No ()
Other Fuels: Coal, wood, solar

TRANSPORTATION

Highways: Federal I-90, US 87, US 14 & 14a, Wyo State 193, 194, 330-343
Railroad: Burlington Northern Railroad (Freight) passenger service: Yes () No (X)
Trucking: Firms/distance to nearest terminal Salt Creek Freightways, Barber Transportation,
Edson Express, United Parcel Service, Burlington Northern Transportation, White
Transportation (All terminals within the city limits)
Airport: Sheridan County Airport
Runway length: 6,650 ft Type of surface _____ lights/tower: Yes () No ()
2nd runway is 5,037 ft
Airlines serving area: Frontier Commuter, ExcellAir
Daily flight: Yes (X) No () shuttle service: Yes () No (X) Fixed Base Operators/Air Taxi: 2
Parcel service: United Parcel Service (in Sheridan) Distance to terminal: 2 miles
Bus service: Continental Trailways Local: Yes (X) No ()

LABOR ANALYSIS

Radius of labor drawing area (miles): 80-90 miles Available work force: 1500-1600

Unemployment rate: () 7.9 %

Distribution of labor force - Covered Employment ()

	No. Firms	No. Emp.	Avg. Weekly Wage
Agriculture, Forestry & Fisheries	<u>33</u>	<u>360</u>	<u>\$208</u>
Mining	<u>23</u>	<u>483</u>	<u>594</u>
Construction	<u>140</u>	<u>1237</u>	<u>301</u>
Manufacturing	<u>38</u>	<u>453</u>	<u>340</u>
Trans. Comm. & Utilities	<u>41</u>	<u>430</u>	<u>341</u>
Wholesale Trade	<u>53</u>	<u>315</u>	<u>341</u>
Retail Trade	<u>211</u>	<u>2058</u>	<u>184</u>
Finance, Insurance, Real Estate	<u>74</u>	<u>421</u>	<u>314</u>
Services	<u>283</u>	<u>3140</u>	<u>257</u>
Public Administration	<u>24</u>	<u>495</u>	<u>314</u>

Major Industry/Resources Coal mining/gravel and shale

Major Employers

	Product	No. Employees
VA Medical Center	Hospital	513
Sheridan School District #2	Elementary & HS	501
Decker Coal Company	Coal	475
Burlington Northern Railroad	Railroad	300-475
Memorial Hospital (Sheridan)	Hospital	297
Big Horn Coal	Coal	210
Sheridan Community College	Jr. College	186
City of Sheridan	Government	150
Spring Creek Coal	Coal	106
Peter Kiewit Sons	Construction/Engineering	105
Sheridan County	Government	104

AVAILABLE INDUSTRIAL PROPERTIES

Name	Acreage Avail/Occ'd	*Improvements
------	------------------------	---------------

Ample industrial sites are available within a close proximity to Sheridan.

*E-Electric, G-Gas, W-water, S-sewer, RO-roads, RR-rail

LOCAL CONTACTS

Sheridan County Chamber of Commerce
P. O. Box 707
Sheridan, Wyoming 82801
(307) 672-2485

STATE CONTACTS

Industrial Development Division
Barrett Building, 3rd Floor
Cheyenne, WY 82002
(307) 777-7285

JOB SERVICE

Job Service of Wyoming
P. O. Box 805
29 North Connor
Sheridan, Wyoming 82801
(307) 672-9775



1984

SUNDANCE WYOMING COMMUNITY PROFILE

Recreation

CULTURAL ATTRACTIONS

Devils Tower - geological monument
Custers expedition Trail
Crook Co. Museum & Art Gallery

PUBLIC RECREATION AREAS

Washington Park (in city)
City Park 2 acres
Tennis Courts (2)
Municipal Swimming Pool
Golf course - 9 holes, grass greens
Sundance Mountain Ski area
Volleyball Court
Baseball Fields (3)
Fishing Pond

ADJACENT RECREATION AREAS

Keyhole State Park
Black Hills National Forest
Bear Lodge Mountain Drive
Reuter Springs Campground

HUNTING

White Tail Deer Capitol

EVENTS

Chautauquas
Snowmobile Races
Crook County Fair & Rodeo
Maupin Memorial Rodeo
Sundance Kid Days
Community Day Barbecue

Climate

Mean daily max. temperature in:
January 31.1° July 82.8°
Mean monthly temperature in:
January 19.9° July 70.2°
Mean annual precipitation: 15 in.
Mean annual snowfall: 77 in.
Average annual wind velocity: 7 mph
Average annual humidity: 50%
Average growing season: 110 days

County Resources

CROOK COUNTY

MINERALS- oil, bentonite, gas, rock sand and uranium

FOREST LAND No. of acres: 200,000

MAJOR AGRICULTURAL PRODUCTS

timber, grains alfalfa, sheep, beef, and swine

GEOGRAPHICAL

Sundance is the county seat of Crook County, located in the northeast corner of Wyoming. The county has a total of 1,804,338 acres and 2,819 square miles.

POPULATION

1980 CENSUS

Sundance: 1025

Crook County: 5230

Civic and Municipal Data

GOVERNMENT

Mayor-Council Government

In city limits: 750 acres

Undeveloped: 190 acres

Approximately 20 acres available for industrial development in town.

POLICE FORCE

Police force staff-4. Protection provided to areas outside the city limits by the County Sheriff's Office - staff of 6. Extra service provided by Reserve and Mutual Aid agreement.

ZONING

Territory covered. Municipality Act administered by city council.

STREETS

80% paved 30% with sidewalks & gutters.

CHURCH

Protestant-10

Roman Catholic -1

FIRE DEPARTMENT

20 man volunteer fire dept.
3 pumpers and 1 attack pumper.
Outlying areas served by one pumper truck. Sundance fire insurance rating - 8.

HOUSING

No. of Housing Units

Single Family 316

Multi-Family 34

Mobile Homes 100

No. Housing Units

in Town 450

The estimated cost of a new 3-bedroom home (1,100 sq. ft.) unfinished basement, 1-car garage, located in an area of comparable homes is approximately:

55,000 to 60,000

Average monthly rental (3 bdrm): \$350.00

EDUCATION - SCHOOLS

High School - Jr. High combined - 195 students
22 teachers

Elementary-210 students
17 teachers

1 Day Care Center

Sheridan Junior College in Sheridan (164 miles)

Black Hills State College Spearfish, S.D. (33 miles)

Casper Junior College Casper (190 miles)

University of Wyoming at Laramie (290 miles)

LIBRARIES

Crook County Library
23,000 volumes

MEDICAL

Doctors-7 Dentists-1 PA's-2
Crook County Memorial
Hospital - 16 bed
Ambulance Service-City of
Sundance
Mental Health Center of
Northern Wyoming

NEWS MEDIA

Newspaper: Sundance Times
weekly circulation-1659
Radio: No local broadcasting
station. Numerous channels
available.
Television: No local broadcasting
station. Cable available.

MOTELS

No. of motels	4
No. of rooms	125

CONVENTION FACILITIES

Northern Hills Convention Center
35 miles

Tax Structure

Assessed Valuation - 1983	
City	2,569,475
County	112,745.175
Tax Levy (in mills) 1983	
City	70.965
County	58.133
School	49.409
Total City Levy	70.965
Total County Levy	58.133

Wyoming has no state, corporate
or individual income tax.

ELECTRIC POWER

Supplied by: Rushmore Electric
Distributed by: Tri-County Electric
Association Inc.
Peak Load: 11,988KW
Major Energy Source: Coal
Industrial Rates: LP-8
Small Commercial-B-10
Contract Tri-County Office
in Sundance

Financial Institutions

BANKS - One
Assets 35,000,000

SAVINGS & LOAN ASSOCIATIONS

Plans for one.
Financing for industrial facilities
is available through local banks
and Wyoming industrial develop-
ment corporations.

Transportation

HIGHWAYS

Federal 1-90 and US-14
State Wyo 585 and Wyo 116

MOTOR FREIGHT

Salt Creek Freightways
Barber Transport
UPS
Edson Express

Rail Service is not available
in Sundance-Burlington Railroad
Serreo Moorcroft (33 miles)
and Upton (28 miles). Reciprocal
switching is available.

AIR

Airport: Private
Runway length: 2,300 feet, asphalt
Commercial service available in
Gillette (60 miles). Major Air
Lines in Rapid City, S.D. (85
miles) Charter services available
from Sundance.

Utilities

MUNICIPAL WATER SOURCE

Wells: 7
Source capacity: 706,000 gal/day
Peak demand: 433,000 gal/day
Storage capacity: 431,000 gallons

Water: Calcium Hardness CaCO₃

SANITATION

Method of disposal: Sanitary
landfill.

Sewage: Lagoon treatment facility

RATES: Contact Sundance City Office

NATURAL GAS

Natural gas is not available in Sundance. Sources of fuel include propane, fuel oil, coal, wood and electric power.

Industrial Property

Energy Plaza-7 commercial lots
Individual sites available

Labor Market Analysis

LABOR SUPPLY - COUNTY
Labor Force 2667
Male 1,865 Female 603
Unemployment rate 5%
Radius of labor drawing area
20 miles

	No. of Units	No. of Employees
Agriculture		
Forestry & Services	41	445
Mining	21	295
Construction	20	174
Manufacturing	12	190
Trans., Commun. & Utilities	18	129
Wholesale Trade	5	25
Retail Trade	40	261
Finance, Ins. & Real Estate	7	39
Public Administ.	12	142

WAGE RATES (WEEKLY)

Agriculture & Forestry	305.68
Mining	396.13
Construction	356.80
Manufacturing	297.53
Trans., Commun. & Utilities	410.25
Wholesale Trade	242.09
Retail Trade	121.03
Finance, Ins. & Real Estate	257.35
Public Administration	238.63

SOURCE: Job Service of
Wyoming

SOURCES OF EMPLOYMENT

Tri-County Electric	90
Summit Materials	8
Champion Construction	14
Sundance Equipment	12
Policky Enterprises	9
Energy Electric	35
Sundance Times	4
Sundance State Bank	17
U.S. Post Office	5
U.S. Forest Service	13
Crook County Library	4
Deckers Food Center	13
Wyo. State Highway Dept.	30
Dept. of Revenue	7
Crook County Hospital	40
Sundance Schools	35
Government Offices	13
Employed in Sundance by Crook County	46
Restaurants (3)	36
Real Estate Offices (3)	10
Gas Stations (4)	20
One open 24 hours	

RETAIL STORES

Hardware, grocery, drugstore, clothing, auto, flower, & appliance.	12
Liquor establishments	3

DISTANCE IN MILES FROM SUNDANCE

Denver	370
Rapid City, SD	77
Mount Rushmore	95
Devils Tower	28
Gillette	60
Casper	190
Billings, Montana	300
Yellowstone	365

FOR FURTHER INFORMATION CONTACT

Sundance Commercial Club
Sundance, Wyoming 82729

Industrial Development, DEPAD
Barrett Bldg., Cheyenne, WY 82002
(307) 777-7284

Elevation 4,098

58885-2(u) A

TORRINGTON, WYOMING

1984 COMMUNITY PROFILE

Torrington, the county seat of Goshen County, is located in southeastern Wyoming along the North Platte River. Goshen County covers approximately 2,232 square miles of prime agricultural land.

LOCATION

Nearby Cities/Distance

Denver	<u>180</u>	Salt Lake City	<u>521</u>	Phoenix	<u>979</u>	Seattle	<u>1,241</u>
San Francisco	<u>1,440</u>	Dallas	<u>853</u>	Omaha	<u>550</u>	Los Angeles	<u>1,222</u>
Cheyenne	<u>84</u>	Casper	<u>144</u>	New York	<u>1,780</u>		

POPULATION

	<u>City</u>	<u>County</u>	<u>Growth Rate</u>
1970	<u>4,237</u>	<u>10,885</u>	
1980	<u>5,441</u>	<u>12,040</u>	<u>10.6</u> %
1982 ('83 est.)	<u>5,665</u>	<u>12,738</u>	<u>4</u> -City <u>6</u> % -County

CLIMATE

Temperature: Annual Average 48.3° Monthly Average (January) 26.8° (July) 72.4°Precipitation: Annual Average 13.8 in. Humidity: Annual Average 55-60%Annual Average Rainfall 13.52 in Annual Average Snowfall 33 in.Prevailing Winds: Annual Average 13 mph Direction WesterlySunshine Days: 237 Average Growing Season: 122/32° 148/28°

GOVERNMENT

Type: Mayor/City CouncilPolice Personnel: 22 (13 Officers; 9 Support Personnel) Fire Personnel: 47 Volunteers
1 rescue/extricationFire Equipment: 3 city trucks; 4 rural trucks; 1 personnel carrier Insurance Rating: 6Extra Police & Fire Service Provided By: Surrounding towns in County & Nebr.; Wy. Highway PatrolPlanning Commission: Yes (☒) No (☐) Industrial Plan Approval: Yes (☒) No (☐) Zoning Regulations: Yes (☒) No (☐)Industrial Revenue Bond Financing: Yes (☐) No (☒) IRB Limit: \$ N/A set by IRS Repayment Period: N/A as negotiated Yes

COMMUNITY SERVICES

<u>Education</u>	<u>schools</u>	<u>enrollment</u>	<u>teachers</u>	<u>teacher/pupil ratio</u>
Elementary (K-5)	<u>2</u>	<u>777</u>	<u>44</u>	<u>1:18</u>
Middle School (6-8) ~~xxx High Schools~~	<u>1</u>	<u>364</u>	<u>29</u>	<u>1:13</u>
High Schools (9-12)	<u>1</u>	<u>480</u>	<u>44</u>	<u>1:11</u>
(Community) Colleges	<u>Eastern Wyoming</u>	<u>397</u>	<u>36</u>	<u>1:11</u>

Private and Parochial: 3 Vo-Tech: with public school & college Libraries: 1 Total Volumes: 38,672
College Library 23,125

Day Care Centers: 3 Churches: 21 Catholic: 1 Protestant: 16 Jewish: 4 Other: 4

Commercial: Shopping centers: _____ Department stores: _____ Hotels: _____ Total Rooms: _____

Motels: 8 Total Rooms: 165 RV Parks: 1 Total Spaces: 30

Convention Facilities: 1 Capacity: 200 A variety of additional meeting facilities are available

Financial Institutions: Banks: 3 Savings & Loans: 2 Finance Companies: _____ Credit Unions: 1
Federal Land Bank 1

Medical Facilities: Hospitals: 1 Beds: 56 Clinics: _____ Beds: _____ Nursing Homes: 1 Total Rooms: 73 beds

Doctors: 11 Dentists: 4 Ambulance Services: City/County 3 units-Torrington;
2 County

Communications: Newspapers: Torrington Telegram Daily: _____ Weekly: Bi-weekly
Daily Telegram Daily

Radio Stations: am: 1 fm: 1 public: 1 Cable TV: Yes (x) No ()

Channels: 11 Telephone service: UTS Telegram service: Western Union

Post Offices: 1 Class: A

Recreation: baseball fields: 5 tennis courts: 12 swimming pools: 1 golf courses: 1

auto race tracks: _____ bowling: 1 soccer fields: 1 volleyball courts: 1

ice & roller skating rinks: 2 indoor movies: 1 outdoor movies: 2 YMCA _____ YWCA _____
hunting, fishing, boating, water-

Number of parks: 5 Total acres: 40.55 Other: skiing, camping, jogging track,
picnicking, playgrounds, rodeos, snowmobiling, canoeing, weight training, racquetball

Area Attractions/Distance: Homesteaders Museum; Livestock Exchange; Oregon Trail;
University of Wyoming Research Center - all local; Ft. Laramie National
Historic Site - 20 miles

Cultural Attractions: Goshen County Heritage Festival (near July 4th); Goshen County
Fair and Rodeo (2nd week in August); Goshen County Fiddlers Festival (November); Art Shows;
variety of performances sponsored by the Fine Arts Council.

Avg. sale price single family home (1982) - \$44,095; Avg. sale price manufactured
HOUSING home (1982) - \$16,788; Avg. apt. rental for 2 bedroom (1982) - \$221/mo.

County Occupancy Characteristics of Housing Types, 1983

	Occupied Units			Vacant Units For Sale or For Rent		
	Total	Owner	Rental	Total	Owner	Rental
Single Family	<u>4,800</u>	<u>2,852</u>	<u>919</u>	<u>290</u>		
Mobile Home	<u>596</u>	<u>374</u>	<u>106</u>	<u>116</u>		
Multi-family	<u>709</u>	<u>204</u>	<u>434</u>	<u>71</u>		
Other						

TAXES

(Local)

Assessed Valuation: City: \$11,133,043 County: \$50,609,396
fire - 3

Tax Levy (mills) City: 8 County: 12 School: 50.084 Special Districts: weed & pest - 1

Property Taxes: City: \$89,064 County: \$607,312 Corporate and private properties assessed at 25% of 1967
replacement cost.

Sales/Use Tax: 3 % Motor Vehicle Registration: State fees range \$5 to \$15. County fees calculated

at % of factory price adjusted by year of production. Special fuel powered pay \$50 extra. Wyoming has titles, no inspection.

(State)

Workmans' Compensation Rate: First 12 months \$10 one time fee, plus 5% of total gross wages. Thereafter, the rate could be either 4½, 1¾ or 1% depending on an employer's account balance.

Unemployment Compensation Rate: New employers for the first 24 months pay 5.4% plus any adjustment factors on a taxable wage base of \$9,525. Thereafter, employers are eligible for a computed, or reduced rate — 2.7 to 5.4%.

NO PERSONAL INCOME TAX
NO CORPORATE INCOME TAX

UTILITIES

Electricity: Suppliers: Pacific Power & Light Distributors: Town of Torrington
max. generating capacity: _____ peak load: 5,400 Kw major energy sources: PP & L: WAPA
industrial rates: () 1st 100 kw-\$6.40; next 200 kw-\$.061/kwh; next 200 kw-\$.052/kwh;
next 1,000 kw-\$.046/kwh; 1,000+ kwh-\$.036/kwh
Natural Gas: suppliers: K N Energy Company Distributors: Same
max capacity: 12" line w/ 600-800 lbs. pressure
(mcf) peak demand: _____ (mcf) rating: 1,000 Btu/cf
industrial rates: () Available; Contact S.D. Whiteman, Jr., K N Energy Co., Hastings, NE.
Water: supplier: Town of Torrington sources: ground water wells
max. daily capacity: 6 M (GPD) _____ (GPM) peak daily demand 3 M (GPD)
ground storage: 300 K (gals.) overhead storage: 50 K (gals.) hardness of water: 700 ppm
industrial rates: () 1st 5,000 gal.-\$5.00; next 45,000 gal.-\$.50/1Mgal; 50,000 gal.-
\$.45/1Mgal; 100,000+ - \$.35/1Mgal
Sewer: treatment plant: Lagoons capacity: 500 K (MGD)
present load: 60% cap. (MGD) solid waste disposal: Yes (☒) No (☐)
Other Fuels: fuel oil, L.P. gas

TRANSPORTATION

Highways: U.S. 85; U.S. 26
Railroad: Burlington Norther, Union Pacific, Chicago Northwestern passenger service: Yes (☐) No (☒)
Trucking: Firms/distance to nearest terminal Edson Express & United Van Lines - local;
Other trucking firms from Western Nebraska - 30 miles; and other Wyoming towns (Cheyenne,
Casper, Wheatland) also service the Torrington and Goshen County Area
Airport: Torrington Municipal
5,700 ft.
Runway length: 2,900 ft. Type of surface asphalt lights/tower: Yes (☒) No (☐)
Crosswind runway of 4,560 ft. anticipated to be built by 1986
Airlines serving area: Commercial service in Scottsbluff - 30 miles; and Cheyenne - 84 miles
Daily flight: Yes (☐) No (☒) shuttle service: Yes (☒) No (☐) Fixed Base Operators/Air Taxi: 1
Parcel service: United Parcel Service Distance to terminal: local
Bus service: Continental Trailways Local: Yes (☒) No (☐)

LABOR ANALYSIS

Radius of labor drawing area (miles): 100 Available work force: 6,500

Unemployment rate: (^{02/}_{'84}) 3.606 %

Distribution of labor force - Covered Employment ()

	No. Firms	No. Emp.	Avg. Weekly Wage
Agriculture, Forestry & Fisheries	<u>97</u>	<u>1,200</u>	<u>\$230.92</u>
Mining	<u>includes construction 10</u>		
Construction	<u>36</u>	<u>325</u>	<u>\$309.20</u>
Manufacturing	<u>12</u>	<u>310</u>	<u>\$308.39</u>
Trans. Comm. & Utilities	<u>30</u>	<u>303</u>	<u>\$320.97</u>
Wholesale Trade	<u>34</u>	<u>330</u>	<u>\$217.41</u>
Retail Trade	<u>97</u>	<u>800</u>	<u>\$162.08</u>
Finance, Insurance, Real Estate	<u>24</u>	<u>140</u>	<u>\$268.62</u>
Services	<u>include with agric. 1,495</u>		
Public Administration	<u>17</u>	<u>260</u>	<u>\$292.86</u>

Major Industry/Resources agriculture/petroleum

Major Employers	Product	No. Employees
<u>Public School System</u>	<u>education</u>	<u>426</u>
<u>Holly Sugar Corporation</u>	<u>sugar refining</u>	<u>350</u>
<u>Eastern Wyoming College</u>	<u>education</u>	<u>151</u>
<u>Goshen County Community Hospital</u>	<u>health care</u>	<u>108</u>
<u>Town of Torrington</u>	<u>gov't/administration</u>	<u>78</u>
<u>County of Goshen</u>	<u>gov't/administration</u>	<u>74</u>
<u>Goshen County Memorial Nursing Home</u>	<u>health care</u>	<u>70</u>
<u>Lamb Construction</u>	<u>road construction</u>	<u>60</u>
<u>Kings Inn</u>	<u>motel/convention</u>	<u>40</u>

AVAILABLE INDUSTRIAL PROPERTIES

Name	Acreage Avail/Occ'd	*Improvements
<u>Torrington Industrial Park</u>	<u>73.1/0</u>	<u>E, G, W, S, RO, RR</u>

*E-Electric, G-Gas, W-water, S-sewer, RO-roads, RR-rail

LOCAL CONTACTS

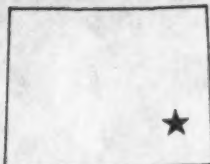
Torrington Area Chamber
of Commerce
350 West 21st Avenue
Torrington, Wyoming 82240
(307) 532-3879

STATE CONTACTS

Industrial Development Division
Barrett Building, 3rd Floor
Cheyenne, WY 82002
(307) 777-7285

JOB SERVICE

Torrington Job Service Center
2017 East A Street
Torrington, Wyoming 82240
(307) 532-4171

Elevation 4,738WHEATLAND

08885-2161 A

, WYOMING

1984

COMMUNITY PROFILE

The Town of Wheatland is strategically located on Interstate 25 between the Capitol of Wyoming, Cheyenne, and the state's largest industrial city, Casper. So named for its production of wheat from the area, Wheatland is now the home of the Laramie River Power Station, one of the largest of its kind in the country. Wheatland is the county seat of Platte County.

LOCATION

Nearby Cities/Distance

Denver 170 Salt Lake City 506 Phoenix 1,154 Seattle 1,342
San Francisco 1,258 Dallas 939 Omaha 565 Los Angeles 1,221

POPULATION

	<u>City</u>	<u>County</u>	<u>Growth Rate</u>
1970	<u>2,498</u>	<u>6,486</u>	
1980	<u>5,816</u>	<u>11,975</u>	<u>84.63</u> %
1982	<u>4,130</u>	<u>8,503</u>	<u>-29.0</u> %

CLIMATE

Temperature: Annual Average 49.1 Monthly Average (January) 28.9 (July) 72.6Precipitation: Annual Average 12.47 Humidity: Annual Average _____

Annual Average Rainfall _____ Annual Average Snowfall _____

Prevailing Winds: Annual Average 7.9 Direction West/SouthwestSunshine Days: _____ Average Growing Season: 133 Days

GOVERNMENT

Type: Mayor/CouncilPolice Personnel: 10 full time officers; office personnel Fire Personnel: 34 volunteers
6 pumpers; 1 tanker; 1 command vehicle;Fire Equipment: 2 personnel units; 2 grass units; 1 training truck Insurance Rating: 7Extra Police & Fire Service Provided By: County Fire Warden and volunteersPlanning Commission: Yes ☒ No () Industrial Plan Approval: Yes ☒ No () Zoning Regulations: Yes ☒ No ()Industrial Revenue Bond Financing: Yes ☒ No () IRB Limit: \$ _____ Repayment Period: _____ Yes

COMMUNITY SERVICES

<u>Education</u>	<u>schools</u>	<u>enrollment</u>	<u>teachers</u>	<u>teacher/pupil ratio</u>
Elementary	<u>2</u>	<u>774</u>	<u>54</u>	
Jr. High Schools	<u>1</u>	<u>221</u>	<u>21</u>	
High Schools	<u>1</u>	<u>415</u>	<u>43</u>	
Colleges	<u>Adult Community Education Program through Eastern Wyo. College.</u>			

Private and Parochial: 2 Vo-Tech: High School Libraries: 1 Total Volumes: 50,000

Day Care Centers: 2 Churches: 24 Catholic: 1 Protestant: 20 Jewish: 3 Other: 3

Commercial: Shopping centers: 1 Department stores: 1 Hotels: 1 Total Rooms: 20

Motels: 7 Total Rooms: 200 RV Parks: 2 Total Spaces: 35 and tent spaces also

Convention Facilities: 2 Capacity: 400

Financial Institutions: Banks: 3 Savings & Loans: 1 Finance Companies: 1 Credit Unions: 1

Medical Facilities: Hospitals: 1 Beds: 43 Clinics: 2 Beds: Nursing Homes: 1 Total Rooms: 22

Doctors: 5 Dentists: 3 Ambulance Services: Provided by cooperation of City and Hospital

Communications: Newspapers: Platte Co. Record Times Daily: xx Weekly:

Radio Stations: am: KYCN fm: pending public: Cable TV: Yes (xx) No ()

Channels: 13 Telephone service: Yes Telegram service: No

Post Offices: 1 Class: First

Recreation: baseball fields: xx tennis courts: xx swimming pools: xx golf courses: xx

auto race tracks: bowling: xx soccer fields: volleyball courts: xx

skating rinks: indoor movies: xx outdoor movies: xx YMCA YWCA

Number of parks: 2 Total acres: 50 Other: Country Club, 2 Recreation Centers, Horseshoe Courts

Area Attractions/Distance: Free 3-day camping at City Park, Register Cliffs, Oregon

Trail Ruts, Ft. Laramie Historic Site, Guernsey State Park, Glendo State Park, fishing, hunting, boating, Marina, Rock Hunting, all in 30 minutes.

Cultural Attractions: Art shows, Amateur Theater, Art Guild, Fine Arts Council, Community Concerts, Laramie Peak Museum, Community Adult Education, Local talent contests.

HOUSING

Wheatland Only

County Occupancy Characteristics of Housing Types, 1983

	Occupied Units			Vacant Units For Sale or For Rent		
	Total	Owner	Rental	Total	Owner	Rental
Single Family	1670					
Mobile Home	300			20-25		
Multi-family	120					
Other						

TAXES

(Local)

Assessed Valuation: City: 8,782,529.00 County: 137,817,865.00

72.3638 avg. per \$1000 val. Incl. bond issue, water taxes. (County)

Tax Levy (mills) City: County: School: Special Districts:

Property Taxes: City: 607,013.19 County: 9,625,487.55 Corporate and private properties assessed at 25% of 1967 replacement cost.

Sales/Use Tax: 3 % Motor Vehicle Registration: State fees range \$5 to \$15. County fees calculated

at % of factory price adjusted by year of production. Special fuel powered pay \$50 extra. Wyoming has titles, no inspection.

(State)

Workmans' Compensation Rate: First 12 months \$10 one time fee, plus 5% of total gross wages. Thereafter, the rate could be either 4½, 1¾ or 1% depending on an employer's account balance.

Unemployment Compensation Rate: New employers for the first 24 months pay 5.4% plus any adjustment factors on a taxable wage base of \$9,525. Thereafter, employers are eligible for a computed, or reduced rate — 2.7 to 5.4%.

NO PERSONAL INCOME TAX
NO CORPORATE INCOME TAX

UTILITIES

Electricity: Suppliers: Town of Wheatland Distributors: Same

max. generating capacity: _____ peak load: _____ major energy sources: Wyo. Municipal Power
1st 500-.10 pkwh; next 500-.080 pkwh; Agency
industrial rates: () next 1000-.065 pkwh; next 8000-.045 pkwh; over-.015 pkwh

Natural Gas: suppliers: KN Energy Distributors: Same

max capacity: _____ (mcf) peak demand: _____ (mcf) rating: _____ Btu/cf
1st 9 ccf-4.504000; next 1 ccf-.1161000; next 40 ccf-.3670100
industrial rates: () next 450 ccf-.3450100; over 500-.3360100

Water: supplier: Town of Wheatland sources: 7 wells

max. daily capacity: 4 M (GPD) 1.2 M (GPM) peak daily demand _____ (GPD)
ground storage: _____ (gals.) overhead storage: 2 M (gals.) hardness of water: _____
industrial rates: () 1st 2000-3.25; next 3000 - .030; over - .025

Sewer: treatment plant: Lagoons for population of 9,000 capacity: _____ (MGD)

present load: _____ (MGD) solid waste disposal: Yes (☒) No ()

Other Fuels: Propane- numerous suppliers

TRANSPORTATION

Highways: Interstate 25; U.S. 87 & 26; State 34,313,312,310,319

Railroad: Burlington Northers passenger service: Yes () No (☒)

Trucking: Firms/distance to nearest terminal 10 Local trucking firms; Cheyenne nearest terminal
for firms such as Consolidated Freightways.

Airport: Wheatland Municipal Field (Phifer Field)

Runway length: 4,775 ft. Type of surface asphalt lights/tower: Yes (☒) No ()

Airlines serving area: _____

Daily flight: Yes () No () shuttle service: Yes () No () Fixed Base Operators/Air Taxi: _____

Parcel service: UPS-base station Cheyenne Distance to terminal: Sub-station in
Wheatland

Bus service: Continental Trailways Local: Yes () No () Only pick-up point
in Wheatland

LABOR ANALYSIS

Radius of labor drawing area (miles): 100

Available work force: 4,381 (Sept. 83)

Does not include total radius; only county

Unemployment rate: (9/83) 8.0 %

Distribution of labor force - Covered Employment ()

	No. Firms	No. Emp.	Avg. Weekly Wage
Agriculture, Forestry & Fisheries , Services	<u>79</u>	<u>616</u>	<u>342.65</u>
Mining	<u>4</u>	<u>42</u>	<u>289.17</u>
Construction	<u>28</u>	<u>117</u>	<u>347.46</u>
Manufacturing	<u>9</u>	<u>44</u>	<u>352.15</u>
Trans. Comm. & Utilities	<u>22</u>	<u>131</u>	<u>384.29</u>
Wholesale Trade	<u>12</u>	<u>58</u>	<u>234.07</u>
Retail Trade	<u>84</u>	<u>604</u>	<u>151.93</u>
Finance, Insurance, Real Estate	<u>20</u>	<u>107</u>	<u>283.32</u>
Services Incl. with Ag, Forestry & Fish.	<u> </u>	<u> </u>	<u> </u>
Public Administration	<u>15</u>	<u>312</u>	<u>227.68</u>

Major Industry/Resources Agriculture; Electrical Generation; Stone products

Major Employers	Product	No. Employees
<u>Basin Electric -</u>	<u>Power Plant</u>	<u>400</u>
<u>Platte Co. Mem. Hospital</u>	<u>Health Care</u>	<u>130</u>
<u>C.H. Brown Farm Equipment</u>	<u>Dealer, Service</u>	<u> </u>
<u>Trucking (10 companies)</u>	<u>Motor Freight</u>	<u>100 +</u>
<u>Basins Engineering</u>	<u>Crushed Rock-Mining</u>	<u>35</u>
<u>Wheatland Co-Op</u>	<u>Agri-Business</u>	<u>15</u>
<u>Platte County School Dist. #1</u>	<u>Education (Wheatland)</u>	<u>200+</u>
<u>Lidstrom</u>	<u>Pre-mix Concrete</u>	<u>25</u>
<u>Grocery outlets (2)</u>	<u> </u>	<u>50+</u>
<u>Wyoming Sod</u>	<u>Inter-State Distributor</u>	<u>30+</u>

AVAILABLE INDUSTRIAL PROPERTIES

Name	Acreage Avail/Occ'd	*Improvements
<u>Garrett Industrial Park</u>	<u>66</u>	<u>Wells dug, all improve-</u> <u>ments at site. Roads in;</u> <u>rail at sight.</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

* E-Electric, G-Gas, W-water, S-sewer, RO-roads, RR-rail

LOCAL CONTACTS

Platte County Chamber
of Commerce

Box 427
Wheatland, WY 82201
(307) 322-2322

STATE CONTACTS

Industrial Development Division
Barrett Building, 3rd Floor
Cheyenne, WY 82002
(307) 777-7285

JOB SERVICE

Wheatland Job Service
Center
2010 W. South
(307) 322-5684



Elevation 4,326 feet

THERMOPOLIS

8885-2(u) A

, WYOMING

1984

COMMUNITY PROFILE

LOCATION

Nearby Cities/Distance

Denver 410 Salt Lake City 377 Phoenix 987 Seattle 1,016
San Francisco 1,117 Dallas 1,193 Omaha 813 Los Angeles 1,068

POPULATION

	<u>City</u>	<u>County</u>	<u>Growth Rate</u>
1970	<u>3,063</u>	<u>4,942</u>	
1980	<u>4,211</u>	<u>5,710</u>	<u>+27 +13</u> %
1982			%

CLIMATE

Temperature: Annual Average 46.3 Monthly Average (January) 19.2 (July) 71.9

Precipitation: Annual Average 16.79 Humidity: Annual Average 55%

Annual Average Rainfall _____ Annual Average Snowfall 41 inches

Prevailing Winds: Annual Average 5mph Direction Southerly

Sunshine Days: _____ Average Growing Season: 110 days

GOVERNMENT

Type: Mayor-Council System

Police Personnel: 15 Fire Personnel: 30 volunteer

Fire Equipment: 3 pump, 3 brush, 1 rescue truck Insurance Rating: 6

Extra Police & Fire Service Provided By: County Sheriff & State Park Security

Planning Commission: Yes (X) No () Industrial Plan Approval: Yes (X) No () Zoning Regulations: Yes (X) No ()

Industrial Revenue Bond Financing: Yes (X) No () IRB Limit: \$ _____ Repayment Period: _____ Yes

COMMUNITY SERVICES

<u>Education</u>	<u>schools</u>	<u>enrollment</u>	<u>teachers</u>	<u>teacher/pupil ratio</u>
Elementary	<u>3</u>	<u>484</u>	<u>32</u>	<u>1:15</u>
Jr. High Schools	<u>1</u>	<u>331</u>	<u>18</u>	<u>1:18</u>
High Schools	<u>1</u>	<u>291</u>	<u>32</u>	<u>1:9</u>
Colleges	<u>None</u>			

Private and Parochial: 1 Vo-Tech: _____ Libraries: 1 Total Volumes: 45,000

Day Care Centers: 2 Churches: 13 Catholic: 1 Protestant: 11 Jewish: _____ Other: 1 LDS

Commercial: Shopping centers: _____ Department stores: _____ Hotels: 1 Total Rooms: 81

Motels: 10 Total Rooms: 176 RV Parks: 4 Total Spaces: 182

Convention Facilities: 1 Capacity: 200

Financial Institutions: Banks: 2 Savings & Loans: 1 Finance Companies: _____ Credit Unions: _____

Medical Facilities: Hospitals: 1 Beds: 53 Clinics: 4 Beds: 0 Nursing Homes: 1 Total Rooms: 37

Doctors: 10 Dentists: 3 Ambulance Services: 3 Volunteer Units/17 EMTs

Communications: Newspapers: Independent Record Daily: _____ Weekly: Thursday

Radio Stations: am: KTHE fm: _____ public: _____ Cable TV: Yes (☒) No ()

Channels: 11 Telephone service: Mtn. Bell Telegram service: Western Union

Post Offices: 1 Class: first

Recreation: baseball fields: 6 tennis courts: 4 swimming pools: 2 golf courses: 1

auto race tracks: _____ bowling: 8 lanes soccer fields: _____ volleyball courts: _____

skating rinks: 1 ice indoor movies: 1 outdoor movies: _____ YMCA _____ YWCA _____

Number of parks: 2 Total acres: 5 Other: _____

Area Attractions/Distance: Hot Springs State Park borders town on north
(Hot Spring pools, swimming, buffalo herd, camping, picnicking, etc.)

Cultural Attractions: County Museum, local theater and music groups

HOUSING

County Occupancy Characteristics of Housing Types, 1983

	Occupied Units			Vacant Units For Sale or For Rent		
	Total	Owner	Rental	Total	Owner	Rental
Single Family	<u>1,827</u>	<u>1,673</u>	<u>154</u>	<u>79</u>	<u>72</u>	<u>7</u>
Mobile Home	<u>472</u>	<u>409</u>	<u>63</u>	<u>20</u>	<u>18</u>	<u>2</u>
Multi-family	<u>138</u>	<u>11</u>	<u>127</u>	<u>6</u>	<u>1</u>	<u>5</u>
Other	<u>20</u>	<u>0</u>	<u>20</u>	<u>1</u>	<u>0</u>	<u>1</u>

TAXES

(Local)

Assessed Valuation: City: \$7,968,661 County: \$259,674,197

Tax Levy (mills) City: 67.703 County: 34.203 School: 25.5 Special Districts: Included in school

Property Taxes: City: \$539,502 County: \$15,579,249 Corporate and private properties assessed at 25% of 1967 replacement cost.

Sales/Use Tax: 4 % Motor Vehicle Registration: State fees range \$5 to \$15. County fees calculated

at % of factory price adjusted by year of production. Special fuel powered pay \$50 extra. Wyoming has titles, no inspection.

(State)

Workmans' Compensation Rate: First 12 months \$10 one time fee, plus 5% of total gross wages. Thereafter, the rate could be either 4%, 1% or 1% depending on an employer's account balance.

Unemployment Compensation Rate: New employers for the first 24 months pay 5.4% plus any adjustment factors on a taxable wage base of \$9,525. Thereafter, employers are eligible for a computed, or reduced rate — 2.7 to 5.4%.

NO PERSONAL INCOME TAX
NO CORPORATE INCOME TAX

UTILITIES

Electricity: Suppliers: Pacific Power & Light Distributors: Same
max. generating capacity: 0 peak load: _____ major energy sources: Dave Johnson
100 kw or less-\$155/month
Jim Bridger, Yellowtail
industrial rates: 2/24 101-300 kw-\$50 + \$1.05/kw; over 300 kw-\$110+ .85/kw

Natural Gas: suppliers: Wyoming Gas Company Distributors: Same
max capacity: 6-7 mcf (mcf) peak demand: 3,045 (mcf) rating: 1,053 Btu/cf
industrial rates: 2/84 5.406/mcf up to 300 mcf; 5.306/mcf over 300

Water: supplier: Town of Thermopolis sources: 3 wells + Big Horn River
max. daily capacity: 5 mg per day (GPD) 3,500 (GPM) peak daily demand 2.7 mgd (GPD)
ground storage: 250,000 (gals.) overhead storage: 2.2 mg (gals.) hardness of water: 130 ppm
industrial rates: (2/84 3.50/2,000 gals. + .45/addition 1,000 gals.)

Sewer: treatment plant: Primary with secondary rotating biolog- ical contract capacity: 900,000 (MGD)
present load: 600,000 (MGD) solid waste disposal: Yes () No ()

Other Fuels: _____

TRANSPORTATION

Highways: U.S. 20, State 120 and 789

Railroad: Burlington Northern passenger service: Yes () No (X)

Trucking: Firms/distance to nearest terminal Dick Jones-local Edson Express-34 miles
Salt Creek-34 miles

Airport: Hot Springs County Airport
Runway length: 4950 Type of surface Asphalt lights/tower: Yes (X) No ()
Airlines serving area: Commercial service available in Worland-34 miles
Riverton-60 miles
Daily flight: Yes () No (X) shuttle service: Yes () No (X) Fixed Base Operators/Air Taxi: 1

Parcel service: United Parcel Service Distance to terminal: 55 miles

Bus service: Continental Trailways Local: Yes () No (X)
Washakie Stage

LABOR ANALYSIS

Radius of labor drawing area (miles): 30 Available work force: 2,756

Unemployment rate: (8/83) 5 %

Distribution of labor force - Covered Employment (6/83)

	No. Firms	No. Emp.	Avg. Weekly Wage
Agriculture, Forestry & Fisheries			
Mining	<u>25</u>	<u>312</u>	<u>\$504.14</u>
Construction	<u>26</u>	<u>105</u>	<u>\$321.20</u>
Manufacturing	<u>6</u>	<u>17</u>	<u>\$256.41</u>
Trans. Comm. & Utilities	<u>14</u>	<u>87</u>	<u>\$421.24</u>
Wholesale Trade	<u>17</u>	<u>67</u>	<u>\$471.03</u>
Retail Trade	<u>53</u>	<u>339</u>	<u>\$147.86</u>
Finance, Insurance, Real Estate	<u>17</u>	<u>76</u>	<u>\$246.45</u>
Services with Agriculture, Forestry & Fisheries	<u>71</u>	<u>840</u>	<u>\$270.49</u>
Public Administration	<u>13</u>	<u>129</u>	<u>\$291.83</u>

Major Industry/Resources Petroleum, Agriculture, Tourism

Major Employers	Product	No. Employees
Hot Springs School Dist. #1	Education	200
TRW Reda Pump	Centrifugal Pump Rebuilding	105
Hot Springs Memorial Hospital	Health Care	90
Canyon Hills Manor	Health Care	63
Big Horn Basin Children's Center	Special Education	54
Wyoming Pioneer Home	Retirement Facility	50
Big Horn Enterprises	Rehab. Workshop	22
Hot Springs State Park	Recreation	21

AVAILABLE INDUSTRIAL PROPERTIES

Name	Acreage Avail/Occ'd	*Improvements
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Contact the Chamber of Commerce listed below.

*E-Electric, G-Gas, W-water, S-sewer, RO-roads, RR-rail

LOCAL CONTACTS

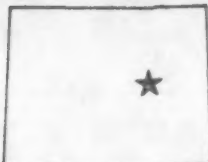
Thermopolis-Hot Springs
Chamber of Commerce
State Park Building
Thermopolis, WY 82443
(307) 864-2636

STATE CONTACTS

Industrial Development Division
Barrett Building, 3rd Floor
Cheyenne, WY 82002
(307) 777-7285

JOB SERVICE

Job Service of Wyoming
119 North 10th St.
P.O. Box 467
Worland, WY 82401
(307) 347-4295



Elevation 5000 feet

WRIGHT

58885-2 (U)

A

, WYOMING

1984

COMMUNITY PROFILE

LOCATION

Nearby Cities/Distance

Denver XX Salt Lake City _____ Phoenix _____ Seattle _____
San Francisco _____ Dallas _____ Omaha _____ Los Angeles _____

POPULATION

	<u>City</u>	<u>County</u>	<u>Growth Rate</u>
1970	<u>0</u>	<u>12,957</u>	
1980 (est)	<u>1,180</u>	<u>24,000</u>	<u>88.1</u> %
1982	<u>1,500</u>	<u>33,300</u>	<u>27.0</u> %

CLIMATE

Temperature: Annual Average _____ Monthly Average (January) 33 (July) 88 (high temp)

Precipitation: Annual Average 14" Humidity: Annual Average 45%

Annual Average Rainfall _____ Annual Average Snowfall 48"

Prevailing Winds: Annual Average 8 mph Direction northwest

Sunshine Days: 118 Average Growing Season: 127 days

GOVERNMENT

Type: Unincorporated

Police Personnel: Campbell County Sheriff's Office Fire Personnel: 20 man volunteer unit

Fire Equipment: Ladder, 3 tankers, command car Insurance Rating: 7

Extra Police & Fire Service Provided By: Sheriff

Planning Commission: Yes (XX) No () Industrial Plan Approval: Yes () No (XX) Zoning Regulations: Yes () No (XX)

Industrial Revenue Bond Financing: Yes (XX) No () IRB Limit: \$ county Repayment Period: _____ Yes

COMMUNITY SERVICES

<u>Education</u>	<u>schools</u>	<u>enrollment</u>	<u>teachers</u>	<u>teacher/pupil ratio</u>
Elementary	<u>Cottonwood</u>	<u>319</u>	<u>35</u>	<u>20:1</u>
Jr. High Schools	<u>Wright Junior</u>	<u>----</u>	<u>----</u>	<u>----</u>
High Schools	<u>Senior High</u>	<u>129</u>	<u>21</u>	<u>15:1</u>
Colleges	<u>0</u>	<u>-----</u>	<u>-----</u>	<u>-----</u>

Private and Parochial: -0- Vo-Tech: -0- Libraries: 1 Total Volumes: 2,000
 Day Care Centers: -0- Churches: 7 Catholic: 1 Protestant: 5 Jewish: -0- Other: LDS
 Commercial: Shopping centers: 1 Department stores: -0- Hotels: -0- Total Rooms: ---
 Motels: 1 Total Rooms: 28 RV Parks: 1 Total Spaces: 76
 Convention Facilities: -0- Capacity: --
 Financial Institutions: Banks: 1 Savings & Loans: -0- Finance Companies: -0- Credit Unions: -0-
 Medical Facilities: Hospitals: -0- Beds: -0- Clinics: 1 Beds: -0- Nursing Homes: -0- Total Rooms: -0-
 Doctors: 1 Dentists: 1 Ambulance Services: 2 ambulances, 12 EMT's
 Communications: Newspapers: Gillette News-Record Daily: XX Weekly: ---
 Radio Stations: am: 1 fm: 3 public: -0- Cable TV: Yes (X) No ()
 Channels: 12 Telephone service: Full Telegram service: No
 Post Offices: 1 Class: Contract
 Recreation: baseball fields: 4 tennis courts: 2 swimming pools: 1 golf courses: -0-
 auto race tracks: -0- bowling: -0- soccer fields: -0- volleyball courts: -0-
 skating rinks: -0- indoor movies: -0- outdoor movies: -0- YMCA -0- YWCA -0-
 Number of parks: 1 Total acres: 45 Other: ---
 Area Attractions/Distance: Devil's Tower - 50 miles; Black Hills - 50 miles;
Buffalo Ranch - 5 miles
 Cultural Attractions: ---

HOUSING

County Occupancy Characteristics of Housing Types, 1983

	Occupied Units			Vacant Units For Sale or For Rent		
	Total	Owner	Rental	Total	Owner	Rental
Single Family	<u>5,299</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>
Mobile Home	<u>3,909</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>
Multi-family	<u>2,397</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>
Other	<u>511</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>

TAXES

(Local)
 Assessed Valuation: City: \$5,074,296 County: \$1,505,787,830
 Tax Levy (mills) City: 72.930 County: 68.298 School: Unified Special Districts: 4.632
 Property Taxes: City: 370,068 County: 102,842,297.00 Corporate and private properties assessed at 25% of 1967 replacement cost.
 Sales/Use Tax: 4 % Motor Vehicle Registration: State fees range \$5 to \$15. County fees calculated at % of factory price adjusted by year of production. Special fuel powered pay \$50 extra. Wyoming has titles, no inspection.

(State)

Workmans' Compensation Rate: First 12 months \$10 one time fee, plus 5% of total gross wages. Thereafter, the rate could be either 4½, 1¾ or 1% depending on an employer's account balance.

Unemployment Compensation Rate: New employers for the first 24 months pay 5.4% plus any adjustment factors on a taxable wage base of \$9,525. Thereafter, employers are eligible for a computed, or reduced rate — 2.7 to 5.4%.

NO PERSONAL INCOME TAX
NO CORPORATE INCOME TAX

UTILITIES

Electricity: Suppliers: Tri-County Electric Association* Distributors: _____

max. generating capacity: _____ peak load: _____ major energy sources: _____

industrial rates: () _____

Natural Gas: suppliers: Petrolane Gas * Distributors: _____

max capacity: _____ (mcf) peak demand: _____ (mcf) rating: _____ Btu/cf

industrial rates: () _____

Water: supplier: Wright Water & Sewer District * sources: 3 wells

max. daily capacity: _____ (GPD) _____ (GPM) peak daily demand _____ (GPD)

ground storage: _____ (gals.) overhead storage: _____ (gals.) hardness of water: _____

industrial rates: () _____

Sewer: treatment plant: Lagoon Treatment facility * capacity: _____ (MGD)

present load: _____ (MGD) solid waste disposal: Yes () No ()

Other Fuels: _____

*contact area suppliers for rates, capacities, etc.

TRANSPORTATION

Highways: State 59, State 387

Railroad: Burlington-Northern passenger service: Yes () No (X)

Trucking: Firms/distance to nearest terminal Salt Creek Freightways - 38 miles

United Parcel Service - 38 miles

Airport: Campbell County Airport, Gillette, WY 39 miles

Runway length: _____ Type of surface _____ lights/tower: Yes () No ()

Airlines serving area: Air II. S. Frontier

Daily flight: Yes (X) No () shuttle service: Yes () No () Fixed Base Operators/Air Taxi: _____

Parcel service: Campbell County Air Freight Distance to terminal: 39 miles

Bus service: Powder River Transportation Service Local: Yes (X) No ()

LABOR ANALYSIS

Radius of labor drawing area (miles): 70 Available work force: 18,570

Unemployment rate: () 4.3 % December, 1983

Distribution of labor force - Covered Employment (X)

	No. Firms	No. Emp.	Avg. Weekly Wage
Agriculture, Forestry & Fisheries	* 194	* 3,150	\$ 228.18
Mining	144	5,530	447.69
Construction	249	4,560	357.02
Manufacturing	15	180	297.36
Trans. Comm. & Utilities	57	870	353.83
Wholesale Trade	-0-	-0-	-0-
Retail Trade	168	3,450	139.45
Finance, Insurance, Real Estate	55	450	252.39
Services	* 194	* 3,150	228.18
Public Administration	-0-	5--	-0-

Major Industry/Resources Mining, petroleum, services

Major Employers	Product	No. Employees
Thunder Basin Coal Company	Mining	550
Kerr-McGee Jacobs Ranch Mine	Mining	400
North Antelope Coal Company	Mining	90
Phillips Petroleum	Petroleum	--

AVAILABLE INDUSTRIAL PROPERTIES

Name	Acreage Avail/Occ'd	*Improvements
Contact Atlantic Richfield Company, Housing Services, Inc., Wright, Wyoming		
Haycreek Subdivision	1 - 10 acres	E, G, W, S, RO

*E-Electric, G-Gas, W-water, S-sewer, RO-roads, RR-rail

LOCAL CONTACTS

Atlantic Richfield Company
Housing Services, Inc.
P. O. Box 547
Wright, WY 82732

STATE CONTACTS

Industrial Development Division
Barrett Building, 3rd Floor
Cheyenne, WY 82002
(307) 777-7285

JOB SERVICE

310 Miller
Gillette, WY 82716
(307) 682-9313